



# BROKERS ADVANTAGE

# Second 00

30 Day Pricing	
Rate	Fixed Rate
9.500	101.1250
9.625	101.6250
9.750	102.1250
9.875	102.6250
9.990	103.0850
10.000	103.1250
10.125	103.3750
10.250	103.6250
10.375	103.8750
10.500	104.1250
10.625	104.3750
10.750	104.6250
10.875	104.8750
11.000	105.1250
11.125	105.3750
11.250	105.6250
11.375	105.8750
11.500	106.1250
11.625	106.3750
11.750	106.6250
11.875	106.8750
12.000	107.1250
12.125	107.3750
12.250	107.6250
12.375	107.8750
12.500	108.1250
12.625	108.2500
12.750	108.3750
12.875	108.5000
13.000	108.6250
13.125	108.7500
13.250	108.8750
13.375	109.0000
13.500	109.1250
13.625	109.2500
13.750	109.3750
13.875	109.5000
14.000	109.6250
14.125	109.7500
14.250	109.8750
14.375	110.0000

Max Pricing (Lower of Price or Premium)  
Price 102.0000

Pricing Adjustments		CLTV									
Documentation	Credit Score	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
Full Doc Full Doc W-2	≥ 800	0.000	0.000	(0.500)	(0.750)	(1.000)	(1.500)	(2.375)	(4.000)	(5.250)	
	780 - 799	(0.250)	(0.250)	(0.750)	(1.000)	(1.250)	(1.750)	(2.625)	(4.250)	(5.500)	
	760 - 779	(0.500)	(0.500)	(1.000)	(1.250)	(1.625)	(2.125)	(2.875)	(4.750)	(6.500)	
	740 - 759	(0.750)	(0.750)	(1.250)	(1.500)	(1.875)	(2.375)	(3.250)	(5.750)	(7.750)	
	720 - 739	(1.125)	(1.125)	(1.625)	(1.875)	(2.250)	(2.625)	(4.000)	(7.000)	(8.750)	
	700 - 719	(2.000)	(2.000)	(2.500)	(2.750)	(3.125)	(3.375)	(5.500)	(8.250)	(10.250)	
Bank Statement Bank Statement Plus	680 - 699	(3.500)	(3.500)	(4.000)	(4.250)	(4.500)	(5.250)	(7.750)	(10.000)		
	660 - 679	(4.500)	(4.500)	(5.000)	(5.250)	(5.500)	(6.750)	(9.500)			
	≥ 800	(0.500)	(0.500)	(1.000)	(1.250)	(1.500)	(2.000)	(3.125)	(5.000)		
	780 - 799	(0.750)	(0.750)	(1.250)	(1.500)	(1.750)	(2.250)	(3.375)	(5.250)		
	760 - 779	(1.000)	(1.000)	(1.500)	(1.750)	(2.125)	(2.625)	(3.625)	(5.750)		
	740 - 759	(1.250)	(1.250)	(1.750)	(2.000)	(2.375)	(2.875)	(4.000)	(6.750)		
Bank Statements	720 - 739	(1.625)	(1.625)	(2.125)	(2.375)	(2.750)	(3.125)	(4.750)	(8.000)		
	700 - 719	(2.750)	(2.750)	(3.250)	(3.500)	(3.875)	(4.125)	(6.500)			
	680 - 699	(4.500)	(4.500)	(5.000)	(5.250)	(5.500)	(6.250)				
	660 - 679	(6.000)	(6.000)	(6.500)	(6.750)	(7.000)					
	12mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	24mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Product	10yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	15yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	20yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	30yr Fixed	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
	30/15yr Balloon	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	
	40/15yr Balloon	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
Loan Amount	Full Amortization	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	075,000-100k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
	100,001-125k	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	
	125,001-150k	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
	150,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	00.01-43	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Purpose	43.01-45	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
	45.01-50	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	
	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Rate-Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Cash-Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Occupancy	Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property Type	Second Home	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
	SFR, DPUD, PD, TH/RH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Condo-Warrantable	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
	2-4 Unit	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)				
	Modular	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	
Citizenship	US Citizen	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Permanent Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Non-Perm Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Credit / Housing History	NoLatesx24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	FC/SS/DL/BK/7 48+mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

Loan Amount \$	Matrix			Owner Occ		2nd Home		
	Rsrv. Mo	Max DTI %	Cred Score	Full	BS	Full	BS	
75,000 To 350,000	None	50	720	90	85	80	75	
				700	90	80	80	70
				680	85	75	75	65
350,001 To 450,000	None	50	720	85	80	75	70	
				700	85	75	75	65
				680	80	70	70	60
450,001 to 550,000	None	50	720	80	75	70	65	
				700	80	70	70	60
				680	75	65	65	55
				70	60	60	50	

Products	Amort Type	Term	Prod Code	Doc Type	Qual Rate	Min Amt
Fixed Rate	Full Am	10yr	PT10F	All	Note Rate	75k
		15yr	PT15F			75k
		20yr	PT20F			75k
	30yr	PT30F	75k			
	Balloon	30/15	PT30B			200k
		40/15	PT40B			200k

# Second NOO

30 Day Pricing		
Rate		Fixed Rate
11.750		101.6250
11.875		101.8750
12.000		102.1250
12.125		102.3750
12.250		102.6250
12.375		102.8750
12.500		103.1250
12.625		103.3750
12.750		103.6250
12.875		103.8750
13.000		104.1250
13.125		104.3750
13.250		104.6250
13.375		104.8750
13.500		105.1250
13.625		105.3750
13.750		105.6250
13.875		105.8750
14.000		106.1250
14.125		106.3750
14.250		106.6250
14.375		106.7500
14.500		106.8750
14.625		107.0000
14.750		107.1250
14.875		107.2500
15.000		107.3750
15.125		107.5000
15.250		107.6250
15.375		107.7500
15.500		107.8750
15.625		108.0000
15.750		108.1250
15.875		108.2500
16.000		108.3750
16.125		108.5000
16.250		108.6250
16.375		108.7500
16.500		108.8750
16.625		109.0000
16.750		109.1250

**Max Pricing (Lower of Price or Premium)**  
 No Prepay - Hard 102.0000

Pricing Adjustments		CLTV							
Documentation	Credit Score	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Full Doc Full Doc W-2	≥ 800	0.000	0.000	(0.500)	(0.750)	(1.000)	(1.500)	(2.375)	(4.000)
	780 - 799	(0.250)	(0.250)	(0.750)	(1.000)	(1.250)	(1.750)	(2.625)	(4.250)
	760 - 779	(0.500)	(0.500)	(1.000)	(1.250)	(1.625)	(2.125)	(2.875)	(4.750)
	740 - 759	(0.750)	(0.750)	(1.250)	(1.500)	(1.875)	(2.375)	(3.250)	(5.750)
	720 - 739	(1.125)	(1.125)	(1.625)	(1.875)	(2.250)	(2.625)	(4.000)	(7.000)
	700 - 719	(2.000)	(2.000)	(2.500)	(2.750)	(3.125)	(3.375)	(5.500)	
Bank Statement Bank Statement Plus	≥ 800	(0.500)	(0.500)	(1.000)	(1.250)	(1.500)	(2.000)		
	780 - 799	(0.750)	(0.750)	(1.250)	(1.500)	(1.750)	(2.250)		
	760 - 779	(1.000)	(1.000)	(1.500)	(1.750)	(2.125)	(2.625)		
	740 - 759	(1.250)	(1.250)	(1.750)	(2.000)	(2.375)	(2.875)		
	720 - 739	(1.625)	(1.625)	(2.125)	(2.375)	(2.750)	(3.125)		
	700 - 719	(2.750)	(2.750)	(3.250)	(3.500)	(3.875)			
Bank Statements	680 - 699	(4.500)	(4.500)	(5.000)	(5.250)				
	660 - 679	(6.000)	(6.000)	(6.500)					
Product	12mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	10yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	15yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	20yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	30yr Fixed	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
Loan Amount	30/15yr Balloon	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)
	40/15yr Balloon	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)
	Full Amortization	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	075,000-100k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
	100,001-125k	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	125,001-150k	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
	150,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Purpose	00.01-43	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	43.01-45	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)
	45.01-50	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)
Property Type	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Rate-Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cash-Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	SFR, DPUD, PD, TH/RH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Condo-Warrantable	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
Citizenship	2-4 Unit	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)		
	Modular	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)
	US Citizen	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Credit / Housing History	Permanent Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Non-Perm Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NoLatesx24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	FC/SS/DIL/BK7 48+mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Loan Amount \$	Matrix			Non Owner	
	Rsrv. Mo	Max DTI %	Cred Score	Full	BS
75,000 to 350,000	None	50	720	80	75
			700	80	70
			680	75	65
350,001 to 450,000	None	50	720	80	70
			700	75	65
			680	70	60
450,001 to 550,000	None	50	720	75	65
			700	70	60
			680	65	55
			660	60	50

Products	Amort Type	Term	Prod Code	Doc Type	Qual Rate	Min Amt
Fixed Rate	Full Am	10yr	IT10F	All	Note Rate	75k
		15yr	IT15F			75k
		20yr	IT20F			75k
	30yr	IT30F	75k			
	Balloon	30/15	IT30B			200k
		40/15	IT40B			200k







**NonQM NOO (Cont.)**

<b>Loan Amount</b>	125,000-150k	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.750)	(2.000)	
	150,000-175k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	
	175,001-200k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	
	200,001-300k	0.000	0.000	0.000	0.000	(0.250)	(0.250)	(0.250)	
	300,001-1.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	1,000,001-1.5m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	1,500,001-2.0m	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	#N/A	#N/A	
	2,000,001-2.5m	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	#N/A	
	2,500,001-3.0m	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	#N/A	
	<b>DTI</b>	43.01-45	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.125)
		45.01-50	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.125)
		50.01-55	0.000	0.000	0.000	0.000	(0.375)	(0.375)	(0.375)
		DSCR Not Applicable	0.000	0.000	0.000	0.000	0.000	0.000	0.000
<b>DSCR</b>	DSCR ≥1.50	0.375	0.375	0.375	0.375	0.375	0.375	0.375	
	DSCR 1.25-1.49	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
	DSCR 1.10-1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	DSCR 1.00-1.09	0.000	0.000	0.000	0.000	0.000	0.000	(0.500)	
	DSCR 0.75-0.99	(1.750)	(1.750)	(1.750)	(1.750)	(2.750)	(3.000)	#N/A	
<b>Purpose</b>	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Rate-Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Cash-Out	(0.250)	(0.375)	(0.375)	(0.375)	(0.500)	(1.000)	#N/A	
<b>Occupancy</b>	Non Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
<b>Property Valuation</b>	Full Appraisal	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
<b>Citizenship</b>	Foreign Nat'l (DSCR Only)	(3.000)	(3.000)	(3.000)	(3.000)	(3.000)	(3.000)	(3.000)	
<b>Property Type</b>	SFR, DPUD, PD, TH/RH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Condo-Warrantable	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	#N/A	
	Condo-NonWarrantable	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	#N/A	
	Condotel	(1.500)	(1.500)	(1.500)	(1.500)	(2.250)	(2.250)	#N/A	
	2-4 Unit	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	#N/A	
	Modular	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	
<b>Credit / Housing History</b>	NoLatesx24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	1x30x12	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
	Multiple30x12	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	#N/A	
	FC/SS/DIL/BK7 48+mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	FC/SS/DIL/BK7 36-47mo	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
	FC/SS/DIL/BK7 24-35mo	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	#N/A	
	BK7 12-23mo	(2.500)	(2.500)	(2.500)	(2.500)	(2.500)	(2.500)	#N/A	
	BK13 DC	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.500)	

**Additional Pricing Adjustments**

<b>Other Misc.</b>	No ACH	0.000
	ACH	0.125
	Escrows	0.000
	No Escrows	(0.150)
<b>Prepay Penalty</b>	No	(2.000)
	1yr	(1.500)
	2yr	(0.500)
	3yr	0.000
	4yr	0.250
	5yr	0.500
	1yr_5Pct	(1.500)
	2yr_5Pct	(0.500)
	3yr_5Pct	0.250
	4yr_5Pct	0.625
	5yr_5Pct	0.875
1yr_1	(1.500)	
2yr_21	(0.500)	
3yr_321	(0.250)	
4yr_4321	0.125	
5yr_54321	0.375	

<b>Overlays</b>	Cash-Out	LTV ≤60 (Unlimited Cash-Out), LTV >60 (80% of LoanAmt Cash-Out to \$1M)		
	Interest Only	80	Max 80 LTV	
	2nd Home			
	Residual Income DTI > 43		Per VA	
	Reduced Reserves	-5	-3	5% LTV Reduction
	Foreign National (DSCR Only)	-5		1.5M
	FTHB			660 Matrix, 1.10 DSCR min
	FTHB w/o rental history			
	DSCR .750 to .999	-5		700
	First Time Investor			660 750K
<b>Expanded Criteria</b>	Prepayment Penalty			Optional
	Unleased Properties	Purchase		Qualify with mkt rents
		Refinance		Max 1
		DSCR	-5	
<b>Product</b>	Expanded DTI (50.01-55)			
	Investor	+3	75	680 1.5m

Products		Product Code	Doc Type	Qual Rate	Floor	Caps	I/O Term	Am Term	Final Term	
<b>Fixed Rate</b>	30yr	IN30F	All	Note	-	-	-	30yr	30yr	
	30yr I/O	IN30FIO	All	Rate	-	-	10yr	20yr	30yr	
	40yr I/O	IN40FIO	All				10yr	30yr	40yr	
<b>6 Mo SOFR</b>	5/6	30yr	IN30A56	All	Greater of Note Rate or Fully Indexed Rate	Margin	-	30yr	30yr	
		30yr I/O	IN30A56IO	All			10yr	20yr	30yr	
		40yr I/O	IN40A56IO	All			10yr	30yr	40yr	
	7/6	30yr	IN30A76	All			-	30yr	30yr	
		30yr I/O	IN30A76IO	All			5/1/5	10yr	20yr	30yr
		40yr I/O	IN40A76IO	All				10yr	30yr	40yr