



Non-QM Rate Sheet

Lock Desk Hours

9am to 5:00pm (Pacific Time)

Home Office Address

Change Lending, LLC dba Change Wholesale

16845 Von Karman Avenue, Suite 200
Irvine, CA 92606
Direct Phone: 855-375-8626

Loss Payee Clause / CPL Clause

Change Home Mortgage
ISAOA/ATIMA
C/O LoanCare
PO Box 202049
Florence, SC 29502

Change Home Mortgage, Its Successors and/or Assigns
16845 Von Karman Ave, Suite 200
Irvine, CA 92606

Loan Fees

		<u>Loan Amount</u>	<u>Loan Fee Buyout*</u>
Underwriting Fee	\$1,295	Greater than \$400,000	cost 15bps
Credit Report	Actual	\$250,001 - 400,000	cost 20bps
Financial Literary Education	\$75 POC	Less than or = \$250,000	cost 30bps
Appraisal Desk Review	\$200		
Tax Service (All Loans):	\$69	*Loan Fee Buyout does not include Tax and Flood Service fees	
Flood Check:	\$12	*Loan Fee Buyout does not apply Prime Plus Jumbo	

Broker Compensation

All Programs = LPC or BPC Allowed
Max Price = 101.00 (Before LPC)
Maximum of 1% Rebate Pricing towards LPC

Support

Concierge@ChangeWholesale.com
Call 888-340-4010 Option 2

Licensing Information

See our website for full licensing details
ChangeWholesale.com/licensing

This rate sheet is indicative pricing only

For true pricing visit us at: ChangeWholesale.com
Log in Required - Must be an approved Broker



COMMUNITY MORTGAGE

Rate, Pricing and LLPAs are subject to change at anytime

5/6-month SOFR ARM				30 Year Fixed and 7, 10/6-month SOFR ARM					
Rate	30 day	45 day	60 day	Rate	30 day	45 day	60 day		
4.000%	99.000	98.850	98.700	4.100%	99.000	98.850	98.700		
4.125%	99.250	99.100	98.950	4.225%	99.250	99.100	98.950		
4.250%	99.500	99.350	99.200	4.350%	99.500	99.350	99.200		
4.375%	99.750	99.600	99.450	4.475%	99.750	99.600	99.450		
4.500%	100.000	99.850	99.700	4.600%	100.000	99.850	99.700		
4.625%	100.250	100.100	99.950	4.725%	100.250	100.100	99.950		
4.750%	100.500	100.350	100.200	4.850%	100.500	100.350	100.200		
4.875%	100.750	100.600	100.450	4.975%	100.750	100.600	100.450		
5.000%	101.000	100.850	100.700	5.100%	101.000	100.850	100.700		
ARM Floor = Start Rate			Margin= 4.5%	CAPs 2/2/5	ARM Floor = Start Rate			Margin= 4.5%	CAPs 5/2/5

ADJUSTMENTS TO RATE

FICO	≤ 50%	60%	65%	70%	75%	80%
740+	0.000	0.125	0.250	0.375	0.500	0.750
720-739	0.125	0.250	0.375	0.500	0.625	0.875
700-719	0.250	0.375	0.500	0.625	0.750	1.000
680-699	0.375	0.500	0.625	0.750	0.875	1.125
660-679	0.500	0.625	0.750	0.875	1.000	1.250
640-659	0.625	0.750	0.875	1.000	1.125	1.375
Loan Balance	≤ 50%	60%	65%	70%	75%	80%
\$2,500,001 - \$3,000,000	0.125	0.250	0.375	0.375	0.375	0.500
Purpose	≤ 50%	55%	60%	70%	75%	
Cash Out	0.000	0.125	0.250	0.250	0.250	
Property Type	≤ 50%	60%	65%	70%	75%	80%
Condo/Attached PUD	0.25	0.25	0.25	0.25	0.25	0.250
Non-Warrantable Condo	0.50	0.50	0.50			
Amortization	≤ 50%	60%	65%	70%	75%	80%
Interest Only	0.00	0.00	0.15	0.25	0.25	0.250
Other	≤ 50%	60%	65%	70%	75%	80%
Elite Pricing Tier	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125

COMMUNITY MORTGAGE RATE REDUCTION

Eligibility	≤ 50%	60%	65%	70%	75%	80%
CDFI Eligible	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25

PROGRAM GUIDELINES	FEE INFORMATION	OTHER
1st Deed Of Trust Liens Only	Underwriting Fee \$1,295	Lock Extension Fee: 1 bp per request + 1 bp per day
Impound Account Required	Credit Report (Per Borrower) Actual	
No Pre-Pay Penalty	Financial Literacy Education \$75 POC	Min/Floor Rate = 4%
	Flood Check \$12	Buy-up/Buy-down ratio is 2:1
Max Rebate of 1% to LPC	Tax Service \$69	Max Buy-up/Buy-down is 0.50% in RATE.
Max Price = 101.00	Appraisal Desk Review \$200	Example: Buy-down of 0.125% in rate costs 0.25% in price.
Note: Rates & pricing subject to change without prior notificaton		Rate Sheet ID: Date: 7/29/2021



EZ-PRIME Program

Rate, Pricing and LLPAs are subject to change at anytime

5/6-month SOFR ARM				30 Year Fixed and 7, 10/6-month SOFR ARM			
Rate	30 day	45 day	60 day	Rate	30 day	45 day	60 day
3.500%	99.000	98.850	98.700	3.600%	99.000	98.850	98.700
3.625%	99.250	99.100	98.950	3.725%	99.250	99.100	98.950
3.750%	99.500	99.350	99.200	3.850%	99.500	99.350	99.200
3.875%	99.750	99.600	99.450	3.975%	99.750	99.600	99.450
4.000%	100.000	99.850	99.700	4.100%	100.000	99.850	99.700
4.125%	100.250	100.100	99.950	4.225%	100.250	100.100	99.950
4.250%	100.500	100.350	100.200	4.350%	100.500	100.350	100.200
4.375%	100.750	100.600	100.450	4.475%	100.750	100.600	100.450
4.500%	101.000	100.850	100.700	4.600%	101.000	100.850	100.700
ARM Floor = Start Rate		Margin= 2.75%	CAPs 2/2/5	ARM Floor = Start Rate		Margin= 2.75%	CAPs 5/2/5

ADJUSTMENTS TO RATE

FICO	≤ 50%	60%	65%	70%	75%	80%
740+	0.000	0.125	0.250	0.375	0.500	0.750
720-739	0.125	0.250	0.375	0.500	0.625	0.875
700-719	0.250	0.375	0.500	0.625	0.750	1.000
Loan Balance	≤ 50%	60%	65%	70%	75%	80%
\$2,500,001 - \$3,000,000	0.125	0.250	0.375	0.375	0.375	0.500
Purpose	≤ 50%	55%	60%	70%	75%	80%
Cash Out	0.000	0.125	0.250	0.250	0.250	
Property Type	≤ 50%	60%	65%	70%	75%	80%
Condo/Attached PUD	0.250	0.250	0.250	0.250	0.250	0.250
Amortization	≤ 50%	60%	65%	70%	75%	80%
Interest Only	0.000	0.000	0.150	0.250	0.250	0.250
Other	≤ 50%	60%	65%	70%	75%	80%
Elite Pricing Tier	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125

COMMUNITY MORTGAGE RATE REDUCTION

Eligibility	≤ 50%	60%	65%	70%	75%	80%
CDFI Eligible	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

PROGRAM GUIDELINES	FEE INFORMATION	OTHER
1st Deed Of Trust Liens Only Impound Account Required No Pre-Pay Penalty	Underwriting Fee \$1,295 Credit Report (Per Borrower) Actual Financial Literacy Education \$75 POC Flood Check \$12	Lock Extension Fee: 1 bp per request + 1 bp per day Min/Floor Rate = 3.50%
Max Rebate of 1% to LPC Max Price = 101.00	Tax Service \$69 Appraisal Desk Review \$200	Buy-up/Buy-down ratio is 2:1 Max Buy-up/Buy-down is 0.50% in RATE. Example: Buy-down of 0.125% in rate costs 0.25% in price.
Note: Rates & pricing subject to change without prior notificaton		Rate Sheet ID: Date: 7/29/2021



ALT-DOC PROGRAM

Rate, Pricing and LLPAs are subject to change at anytime

5/6-month SOFR ARM				30 Year Fixed and 7, 10/6-month SOFR ARM			
Rate	30 day	45 day	60 day	Rate	30 day	45 day	60 day
3.125%	99.000	98.850	98.700	3.225%	99.000	98.850	98.700
3.250%	99.250	99.100	98.950	3.350%	99.250	99.100	98.950
3.375%	99.500	99.350	99.200	3.475%	99.500	99.350	99.200
3.500%	99.750	99.600	99.450	3.600%	99.750	99.600	99.450
3.625%	100.000	99.850	99.700	3.725%	100.000	99.850	99.700
3.750%	100.250	100.100	99.950	3.850%	100.250	100.100	99.950
3.875%	100.500	100.350	100.200	3.975%	100.500	100.350	100.200
4.000%	100.750	100.600	100.450	4.100%	100.750	100.600	100.450
4.125%	101.000	100.850	100.700	4.225%	101.000	100.850	100.700

ADJUSTMENTS TO RATE

FICO	≤ 60%	65%	70%	75%	80%	85%	90%
740+	0.00	0.10	0.20	0.30	0.40	0.50	0.60
720-739	0.10	0.20	0.30	0.40	0.50	0.60	0.70
700-719	0.20	0.30	0.40	0.50	0.60		
680-699	0.30	0.40	0.50	0.60			
660-679	0.40	0.50	0.60				
LOAN BALANCE	≤ 60%	65%	70%	75%	80%	85%	90%
\$2,500,001 - \$3,500,000	0.30	0.30	0.30				
PURPOSE	≤ 60%	65%	70%	75%	80%	85%	90%
Cash-Out	0.25	0.25	0.25				
PROPERTY TYPE	≤ 60%	65%	70%	75%	80%	85%	90%
2 Unit	0.25	0.25	0.25	0.25			
3-4 Unit	0.25	0.25	0.25				
Condo (Attached 80% LTV)	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Non-Warrantable Condo	0.50	0.50					
AMORTIZATION	≤ 60%	65%	70%	75%	80%	85%	90%
Interest-Only	0.00	0.15	0.15	0.15	0.25	0.25	0.25
ENHANCEMENTS	≤ 60%	65%	70%	75%	80%	85%	90%
Elite Pricing Tier	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
CDFI Eligible	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25

MAX PRICES AND PRICE ADJUSTMENTS		ARM LOAN NOTES					
Loan Amount:	≤ \$3,500,000	SOFR Used	30-day Average SOFR	ARM Type	5/6m	7, 10/6m	
Max Price:	101.0%	Margin	4.50%	ARM CAPs	2/2/5	5/2/5	
Buyup/Buydown:	2:1						

BUY-UP/BUY-DOWN	Min/Floor Rate & Lender Paid Comp (LPC)	PRICE ADJUSTMENTS
Max Buy-up/Buy-down is 0.50% in RATE	Minimum/Floor Rate = 3.5%	Impound Waiver (Non-HPML) -0.15
Buy-down of 0.125% in rate costs 0.25% in price.	Max Rebate of 1% to LPC	

CREDIT	LOCK PERIOD		LOCK EXTENSIONS		FEES		
Housing	1x30x12	30 Days	0.00	Extension Fee: 1 bp per request + 1 bp per day	UW Fee	\$1,295	
BK (CH. 13 Discharge)	36 Mos	45 Days	(0.15)		Tax Service	\$69	
BK (Other)	36 Mos	60 Days	(0.30)		Flood Cert	\$12	
Foreclosure	36 Mos						
Short Sales/DIL	36 Mos						
Minimum FICO	660						

NOTE: Prices are subject to change without prior notification.

Date: 7/29/2021



INVESTOR

Rate, Pricing and LLPAs are subject to change at anytime

5/6-month SOFR ARM				30 Year Fixed and 7, 10/6-month SOFR ARM			
Rate	30 day	45 day	60 day	Rate	30 day	45 day	60 day
3.250%	99.000	98.850	98.700	3.350%	99.000	98.850	98.700
3.375%	99.250	99.100	98.950	3.475%	99.250	99.100	98.950
3.500%	99.500	99.350	99.200	3.600%	99.500	99.350	99.200
3.625%	99.750	99.600	99.450	3.725%	99.750	99.600	99.450
3.750%	100.000	99.850	99.700	3.850%	100.000	99.850	99.700
3.875%	100.250	100.100	99.950	3.975%	100.250	100.100	99.950
4.000%	100.500	100.350	100.200	4.100%	100.500	100.350	100.200
4.125%	100.750	100.600	100.450	4.225%	100.750	100.600	100.450
4.250%	101.000	100.850	100.700	4.350%	101.000	100.850	100.700

ADJUSTMENTS TO RATE

FICO	≤ 55%	60%	65%	70%	75%	80%	85%
740+	0.000	0.100	0.200	0.300	0.400	0.500	0.800
720-739	0.100	0.200	0.300	0.400	0.500	0.600	0.900
700-719	0.200	0.300	0.400	0.500	0.600	0.700	1.000
680-699	0.300	0.400	0.500	0.600	0.700	1.000	
BORROWER QUALIFICATION	≤ 55%	60%	65%	70%	75%	80%	85%
No Ratio (DSCR < 1.0%)	0.30	0.30	0.30	0.30	0.40	0.50	1.00
PURPOSE	≤ 55%	60%	65%	70%	75%	80%	85%
Cash-Out	0.25	0.25	0.25	0.25	0.25		
PROPERTY TYPE	≤ 55%	60%	65%	70%	75%	80%	85%
2-4 Unit	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Condo	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Non-Warrantable Condo	0.50	0.50	0.50				
AMORTIZATION	≤ 55%	60%	65%	70%	75%	80%	85%
Interest-Only	0.00	0.00	0.15	0.25	0.25	0.25	0.25
ENHANCEMENTS	≤ 55%	60%	65%	70%	75%	80%	85%
Elite Pricing Tier	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
CDFI Eligible	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25
PREPAYMENT PENALTY TERM	≤ 55%	60%	65%	70%	75%	80%	85%
36 Months	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24 Months	0.35	0.35	0.35	0.35	0.35	0.35	0.35
12 Months	0.60	0.60	0.60	0.60	0.60	0.60	0.60
No Penalty	1.00	1.00	1.00	1.00	1.00	1.00	1.00

MAX PRICES AND PRICE ADJUSTMENTS		ARM LOAN NOTES		LOCK EXTENSIONS	
36 Mos Penalty	101.00%	SOFR Used	30-day Average SOFR	Extension Fee = 1 bp per request + 1 bp per day	
24 Mos Penalty	101.00%	Margin	6.00%		
12 Mos Penalty	100.00%	ARM Type	5/6m 7, 10/6m		
No Penalty	99.50%	CAPs	2/2/5 5/2/5		

BUY-UP/BUY-DOWN is 2:1		PRICE ADJUSTMENTS	
Max Buy-up/Buy-down is 0.50% in RATE. For example, buy-down of 0.125% in rate costs 0.25% in price.		Impound Waiver (Non HPML Only)	-0.15
		MIN/FLOOR RATE	
		Min/Floor Rate = 3.75%	

CREDIT SEASONING		FEES		Lender Paid Comp (LPC)	
Housing	0x30x12	UW Fee	\$1,295	Max Rebate of 1% to LPC.	
Bankruptcy 13	24 Months	Tax Service	\$69		
Bankruptcy Other	24 Months	Flood Cert	\$12		
Foreclosure	36 Months				
Short Sale/DIL	36 Months				

NOTE: Prices are subject to change without prior notification.

Date: 7/29/2021



FOREIGN NATIONAL

Rate, Pricing and LLPAs are subject to change at anytime

5/6-month SOFR ARM

Rate	30 day	45 day	60 day
4.500%	99.000	98.850	98.700
4.625%	99.250	99.100	98.950
4.750%	99.500	99.350	99.200
4.875%	99.750	99.600	99.450
5.000%	100.000	99.850	99.700
5.125%	100.250	100.100	99.950
5.250%	100.500	100.350	100.200
5.375%	100.750	100.600	100.450
5.500%	101.000	100.850	100.700

30 Year Fixed and 7, 10/6-month SOFR ARM

Rate	30 day	45 day	60 day
4.600%	99.000	98.850	98.700
4.725%	99.250	99.100	98.950
4.850%	99.500	99.350	99.200
4.975%	99.750	99.600	99.450
5.100%	100.000	99.850	99.700
5.225%	100.250	100.100	99.950
5.350%	100.500	100.350	100.200
5.475%	100.750	100.600	100.450
5.600%	101.000	100.850	100.700

ADJUSTMENTS TO RATE

LTV	≤ 55%	60%	65%	70%
Foreign National	0.00	0.25	0.50	0.75
BORROWER QUALIFICATION	≤ 55%	60%	65%	70%
No Ratio (DSCR < 1.0%)	0.30	0.30	0.30	0.30
PROPERTY TYPE	≤ 55%	60%	65%	70%
2-4 Unit	0.25	0.25	0.25	0.50
Condo	0.25	0.25	0.25	0.25
AMORTIZATION	≤ 55%	60%	65%	70%
Interest-Only	0.25	0.25	0.25	0.25
PRE-PAYMENT PENALTY TERM	≤ 55%	60%	65%	70%
36 Months	0.00	0.00	0.00	0.00
24 Months	0.35	0.35	0.35	0.35
12 Months	0.60	0.60	0.60	0.60
No Penalty	1.00	1.00	1.00	1.00
ENHANCEMENTS	≤ 55%	60%	65%	70%
Elite Pricing Tier	-0.125	-0.125	-0.125	-0.125

ARM LOAN NOTES		MAX PRICE AND PRICE ADJUSTMENTS		LOCK EXTENSION
SOFR Used Margin	30-day Average SOFR	36 Mos Penalty	101.00%	Extension Fee = 1 bp per request + 1 bp per day
	6.00%	24 Mos Penalty	101.00%	
ARM TYPE	CAPS	12 Mos Penalty	100.00%	
	5/6m	2/2/5	No Penalty	
	7, 10/6m	5/2/5	Min/Floor Rate & Lender Paid Comp	FEES
PRICE ADJUSTMENTS		Min/Floor Rate = 4%		UW Fee
Impound Waiver (Non HPML Only)	-0.15	Max Rebate of 1% to LPC		\$1,295
BUY-UP/BUY-DOWN is 2:1				Tax Service
Max Buy-up/Buy-down is 0.50% in RATE. For example, buy-down of 0.125% in rate costs 0.25% in price.				\$69
				Flood Cert
				\$12

CREDIT

One (1) traditional or non-traditional credit line or reference required (i.e. bank reference, attorney reference, housing reference, etc.). Reference must be converted to English.

NOTE: Prices are subject to change without prior notification.