



Agency Rate Sheet

(Broker Comp not Included)

Effective Date

11/24/21 6:41 AM

Lock Desk Hours

Conventional and Government Fixed Products:

9am to 5pm (Pacific Time)

Office Address

Change Lending LLC, dba Change Wholesale

16845 Von Karman Avenue, Suite 200

Irvine, CA 92606

Phone: 855-375-8626

Loss Payee Clause / CPL Clause

Change Home Mortgage

ISAOA/ATIMA

C/O LoanCare

PO Box 202049

Florence, SC 29502-2049

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>
All Conventional Loans:	\$699		
Government Loans:	\$699	Greater than \$400,000	cost 15bps
FHA Streamline Loans:	\$299	\$250,001 - 400,000	cost 20bps
VA IRRRL	\$299	Less than or equal to \$250,000	cost 30bps
Tax Service (All Loans):	\$69		
Flood Insurance:	\$12		

*Loan Fee Buyout does not include Tax and Flood Service fees

Mortgage FHA and VA ID's

FHA - 7858400006 FNMA - 28118

VA - 9003230000 FHLMC - 158837

Support

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

Licensing Information

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

This rate sheet is indicative pricing only

For true pricing visit us at: www.ChangeWholesale.com

Log in Required - Must be an approved Broker

Change Lending, LLC is a state-licensed mortgage lender, NMLS ID #1839. To verify licenses, visit www.nmlsconsumeraccess.org. Headquartered at 16845 Von Karman Avenue, Suite 200, Irvine, California 92606. AZ: Arizona Mortgage Banker License #0925326; CA: Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act and California Financing Law; CO: Regulated by the Division of Real Estate; GA: Georgia Residential Mortgage Licensee #48010; OH: Licensed by the Ohio Department of Commerce, Division of Financial Institutions, Ohio Residential Mortgage Lending Certificate of Registration #RM.804654.000. For other states, visit commercetpo.com or changewholesale.com. All loans must meet underwriting guidelines. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the public is prohibited. Subject to change without notice. CHANGE LENDING, LLC AND ITS LOAN PRODUCTS ARE NOT SPONSORED OR ENDORSED OR BEING OFFERED BY THE U.S. TREASURY DEPARTMENT OR ANY OTHER GOVERNMENT AGENCY. © 2021. Change Lending, LLC. All rights reserved.

Conforming and High Balance Programs

30yr / 25yr Fixed			
Rate	30-Day	45-Day	60-Day
2.500	3.292	3.392	3.492
2.625	2.306	2.406	2.506
2.750	1.371	1.471	1.571
2.875	0.735	0.834	0.934
2.990	0.261	0.361	0.461
3.000	0.211	0.311	0.411
3.125	-0.434	-0.334	-0.234
3.250	-1.191	-1.091	-0.991
3.375	-1.745	-1.645	-1.545
3.500	-2.215	-2.115	-2.015
3.625	-2.462	-2.362	-2.262
3.750	-3.141	-3.041	-2.941
3.875	-3.636	-3.536	-3.436
3.990	-3.969	-3.869	-3.769
4.000	-4.019	-3.919	-3.819
4.125	-4.342	-4.242	-4.142
4.250	-4.736	-4.636	-4.536
4.375	-5.153	-5.053	-4.953
4.500	-5.502	-5.402	-5.302

20yr Fixed			
Rate	30-Day	45-Day	60-Day
2.250	3.242	3.342	3.442
2.375	2.538	2.637	2.737
2.500	1.793	1.893	1.993
2.625	0.909	1.009	1.109
2.750	0.180	0.280	0.380
2.875	-0.452	-0.352	-0.252
3.000	-0.940	-0.840	-0.740
3.125	-1.382	-1.282	-1.182
3.250	-2.034	-1.934	-1.834
3.375	-2.584	-2.484	-2.384
3.500	-3.023	-2.923	-2.823
3.625	-3.410	-3.310	-3.210
3.750	-3.395	-3.295	-3.195
3.875	-3.839	-3.739	-3.639
4.000	-4.220	-4.120	-4.020
4.125	-4.467	-4.367	-4.267
4.250	-4.421	-4.321	-4.221

15yr / 10yr Fixed			
Rate	30-Day	45-Day	60-Day
2.000	1.461	1.561	1.661
2.125	0.896	0.996	1.096
2.250	0.413	0.513	0.613
2.375	-0.030	0.070	0.170
2.500	-0.716	-0.616	-0.516
2.625	-1.266	-1.166	-1.066
2.750	-1.763	-1.663	-1.563
2.875	-2.158	-2.058	-1.958
3.000	-2.632	-2.532	-2.432
3.125	-2.914	-2.814	-2.714
3.250	-3.449	-3.349	-3.249
3.375	-3.817	-3.717	-3.617
3.500	-4.082	-3.982	-3.882
3.625	-3.997	-3.897	-3.797
3.750	-4.364	-4.264	-4.164
3.875	-4.531	-4.431	-4.331
4.000	-4.900	-4.800	-4.700

30yr / 25yr Fixed HB			
Rate	30-Day	45-Day	60-Day
2.500	3.965	4.065	4.165
2.625	2.924	3.024	3.124
2.750	2.012	2.112	2.212
2.875	1.267	1.367	1.467
2.990	0.919	1.019	1.119
3.000	0.869	0.969	1.069
3.125	0.054	0.154	0.254
3.250	-0.569	-0.469	-0.369
3.375	-1.066	-0.966	-0.866
3.500	-1.406	-1.306	-1.206
3.625	-1.460	-1.360	-1.260
3.750	-1.460	-1.360	-1.260
3.875	-1.978	-1.878	-1.778
3.990	-2.232	-2.132	-2.032
4.000	-2.282	-2.182	-2.082
4.125	-2.464	-2.364	-2.264
4.250	-1.546	-1.446	-1.346
4.375	-1.932	-1.832	-1.732
4.500	-2.204	-2.104	-2.004

20yr Fixed HB			
Rate	30-Day	45-Day	60-Day
2.500	3.965	4.065	4.165
2.625	2.924	3.024	3.124
2.750	2.012	2.112	2.212
2.875	1.267	1.367	1.467
3.000	0.869	0.969	1.069
3.125	0.054	0.154	0.254
3.250	-0.569	-0.469	-0.369
3.375	-1.066	-0.966	-0.866
3.500	-1.406	-1.306	-1.206
3.625	-1.460	-1.360	-1.260
3.750	-1.460	-1.360	-1.260
3.875	-1.978	-1.878	-1.778
4.000	-2.282	-2.182	-2.082
4.125	-2.464	-2.364	-2.264
4.250	-1.546	-1.446	-1.346
4.375	-1.932	-1.832	-1.732
4.500	-2.204	-2.104	-2.004

15yr / 10yr Fixed HB			
Rate	30-Day	45-Day	60-Day
2.250	1.356	1.456	1.556
2.375	0.862	0.962	1.062
2.500	0.388	0.488	0.588
2.625	-0.001	0.099	0.199
2.750	-0.349	-0.249	-0.149
2.875	-0.628	-0.528	-0.428
3.000	-0.943	-0.843	-0.743
3.125	-1.226	-1.126	-1.026
3.250	-0.963	-0.863	-0.763
3.375	-1.231	-1.131	-1.031
3.500	-1.396	-1.296	-1.196
3.625	-1.974	-1.874	-1.774
3.750	-1.494	-1.394	-1.294
3.875	-1.797	-1.697	-1.597
4.000	-2.089	-1.989	-1.889
4.125	-2.334	-2.234	-2.134
4.250	-2.027	-1.927	-1.827

FNMA Home Ready 30yr Fixed			
Rate	30-Day	45-Day	60-Day
2.250	5.029	5.125	5.225
2.375	4.107	4.203	4.303
2.500	3.184	3.281	3.381
2.625	2.306	2.403	2.503
2.750	1.371	1.467	1.567
2.875	0.735	0.831	0.931
3.000	0.211	0.307	0.407
3.125	-0.449	-0.330	-0.230
3.250	-1.191	-1.072	-0.972
3.375	-1.745	-1.626	-1.526
3.500	-2.215	-2.096	-1.996
3.625	-2.462	-2.365	-2.265
3.750	-3.141	-3.052	-2.952
3.875	-3.636	-3.548	-3.448
4.000	-4.019	-3.930	-3.830

FHLMC Home Possible 30yr Fixed			
Rate	30-Day	45-Day	60-Day
2.250	5.095	5.143	5.243
2.375	4.187	4.239	4.339
2.500	3.292	3.455	3.555
2.625	2.250	2.415	2.515
2.750	1.339	1.500	1.600
2.875	0.594	0.754	0.854
3.000	0.013	0.172	0.272
3.125	-0.434	-0.316	-0.216
3.250	-1.244	-1.123	-1.023
3.375	-1.838	-1.717	-1.617
3.500	-2.372	-2.249	-2.149
3.625	-2.705	-2.585	-2.485
3.750	-3.153	-2.993	-2.893
3.875	-3.726	-3.569	-3.469
4.000	-4.119	-3.965	-3.865

Conventional LLPA's available on the following page

Conforming and High Balance Program LLPAs

Credit Score Adjustments for loan terms >15 years (All Programs)

Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500

Property Type Adjustments (All Programs)

Type	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
2 Unit	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Unit	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A
Condo >15yr	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
Manufactured	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	N/A	N/A

Adjustments (High Balance)

Type	≤ 70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Cash Out	1.000	1.000	1.000	1.000	N/A	N/A
Purchase/RT	0.250	0.250	0.250	0.250	0.250	0.250

Cash-Out Adjustments (All Programs)

Score	≤ 60	60.01-70	70.01-75	75.01-80	>80
≥ 740	0.375	0.625	0.625	0.875	N/A
720-739	0.375	1.000	1.000	1.125	N/A
700-719	0.375	1.000	1.000	1.125	N/A
680-699	0.375	1.125	1.125	1.750	N/A
660-679	0.625	1.125	1.125	1.875	N/A
640-659	0.625	1.625	1.625	2.625	N/A
620-639	0.625	1.625	1.625	3.125	N/A

Subordinate Financing (All Programs)

LTV Range	CLTV Range	FICO<720	FICO≥720
≤ 65.00%	80.01 - 95.00%	0.500	0.250
65.01 - 75.00%	80.01 - 95.00%	0.750	0.500
75.01 - 95.00%	90.01 - 95.00%	1.000	0.750
75.01 - 90.00%	76.01 - 90.00%	1.000	0.750
≤ 95.00%	95.01 - 97.00%	1.500	1.500
All	All	0.375	0.375

Loan Amount Adjustments

Loan Amount	Adjustment
75,000 - 99,999	3.000
100,000 - 150,000	0.500

HomeReady/HomePossible Price Cap Adjustments

Score	≤ 80	>80
< 680	1.500	1.500
≥ 680	1.500	0.000

CDFI **

CDFI Eligible	-1.000
---------------	--------

** Does NOT Apply to High Balance loans

Minimum Loan Amount \$75,000.00

Please include HELOC line amount and HELOC drawn amount for correct pricing.

Lock Extension Fee: 1 bp per request + 1 bp per day

Loans locked after 2:00 PST receive 0.150 price adjustment

FHA/VA and High Balance Programs

FHA 30yr / 25yr / 20yr Fixed			
Rate	30-Day	45-Day	60-Day
2.250	0.746	0.841	0.943
2.375	0.496	0.591	0.693
2.500	0.246	0.341	0.443
2.625	0.046	0.141	0.243
2.750	-0.954	-0.859	-0.757
2.875	-1.204	-1.109	-1.007
3.000	-1.454	-1.359	-1.257
3.125	-1.654	-1.559	-1.457
3.250	-1.990	-1.917	-1.839
3.375	-2.240	-2.167	-2.089
3.500	-2.490	-2.417	-2.339
3.625	-2.690	-2.617	-2.539
3.750	-2.958	-2.929	-2.898
3.875	-3.208	-3.179	-3.148
4.000	-3.458	-3.429	-3.398

FHA 15yr Fixed			
Rate	30-Day	45-Day	60-Day
2.000	1.614	1.694	1.854
2.125	1.514	1.594	1.754
2.250	-0.253	-0.188	-0.056
2.375	-0.353	-0.288	-0.156
2.500	-0.453	-0.388	-0.256
2.625	-0.553	-0.488	-0.356
2.750	-1.636	-1.600	-1.527
2.875	-1.736	-1.700	-1.627
3.000	-1.836	-1.800	-1.727
3.125	-1.936	-1.900	-1.827
3.250	-2.581	-2.516	-2.384
3.375	-2.681	-2.616	-2.484
3.500	-2.781	-2.716	-2.584
3.625	-2.881	-2.816	-2.684
3.750	-3.288	-3.288	-3.288

FHA 30yr Fixed HB			
Rate	30-Day	45-Day	60-Day
2.750	-0.079	0.016	0.118
2.875	-0.329	-0.234	-0.132
3.000	-0.579	-0.484	-0.382
3.125	-0.779	-0.684	-0.582
3.250	-0.740	-0.667	-0.589
3.375	-0.990	-0.917	-0.839
3.500	-1.240	-1.167	-1.089
3.625	-1.440	-1.367	-1.289
3.750	-0.708	-0.679	-0.648
3.875	-0.958	-0.929	-0.898
4.000	-1.208	-1.179	-1.148
4.125	-1.408	-1.379	-1.348
4.250	-1.093	-1.101	-1.108
4.375	-1.343	-1.351	-1.358
4.500	-1.593	-1.601	-1.608

VA 30yr / 25yr / 20yr Fixed			
Rate	30-Day	45-Day	60-Day
2.250	0.746	0.841	0.943
2.375	0.496	0.591	0.693
2.500	0.246	0.341	0.443
2.625	0.046	0.141	0.243
2.750	-0.954	-0.859	-0.757
2.875	-1.204	-1.109	-1.007
3.000	-1.454	-1.359	-1.257
3.125	-1.654	-1.559	-1.457
3.250	-1.990	-1.917	-1.839
3.375	-2.240	-2.167	-2.089
3.500	-2.490	-2.417	-2.339
3.625	-2.690	-2.617	-2.539
3.750	-2.958	-2.929	-2.898
3.875	-3.208	-3.179	-3.148
4.000	-3.458	-3.429	-3.398

VA 15yr Fixed			
Rate	30-Day	45-Day	60-Day
2.000	1.614	1.694	1.854
2.125	1.514	1.594	1.754
2.250	-0.253	-0.188	-0.056
2.375	-0.353	-0.288	-0.156
2.500	-0.453	-0.388	-0.256
2.625	-0.553	-0.488	-0.356
2.750	-1.636	-1.600	-1.527
2.875	-1.736	-1.700	-1.627
3.000	-1.836	-1.800	-1.727
3.125	-1.936	-1.900	-1.827
3.250	-2.581	-2.516	-2.384
3.375	-2.681	-2.616	-2.484
3.500	-2.781	-2.716	-2.584
3.625	-2.881	-2.816	-2.684
3.750	-3.288	-3.288	-3.288

VA 30yr Fixed HB			
Rate	30-Day	45-Day	60-Day
2.750	-0.079	0.016	0.118
2.875	-0.329	-0.234	-0.132
3.000	-0.579	-0.484	-0.382
3.125	-0.779	-0.684	-0.582
3.250	-0.740	-0.667	-0.589
3.375	-0.990	-0.917	-0.839
3.500	-1.240	-1.167	-1.089
3.625	-1.440	-1.367	-1.289
3.750	-0.708	-0.679	-0.648
3.875	-0.958	-0.929	-0.898
4.000	-1.208	-1.179	-1.148
4.125	-1.408	-1.379	-1.348
4.250	-1.093	-1.101	-1.108
4.375	-1.343	-1.351	-1.358
4.500	-1.593	-1.601	-1.608

Pricing Adjustments	
Credit Score	Adjustment
640-659	0.000
620-639	0.375
600-619	0.625
580-599	1.000
550-579	1.500
IRRRL/Streamline No FICO	0.800
IRRRL LTV/CLTV > 100%	0.375
VA Cash Out < 90% LTV/CLTV	0.250
Non-Owner	0.500
DTI > 50%	0.250
BPC Transactions on VA Loans	0.250

Government Pricing Special	
Non-High Balance > 700 FICO	-0.625
All Govt Purchases	-0.25

Manufactured Homes	
Program	Adjustment
FHA	1.000
VA	1.375

Property Location	
County	Adjustment
Kern County, CA	-0.250

Loan Amount Adjustments	
Loan Amount	Adjustment
< 100,000	1.000

Texas A6 Transactions Not Permitted
 VA Maximum Loan Amount \$1,500,000.00
 VA Loan Amounts > \$1M = Maximum 90% LTV
 Loans locked after 2:00 PST receive 0.150 price adjustment
 Minimum Loan Amount \$50,000.00
 Lock Extension Fee: 1 bp per request + 1 bp per day