



## Non-QM Rate Sheet

### Lock Desk Hour:

8am to 5pm (PST)

### 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
			**Does not Apply to Piggyback Second or Bridge, refer to guidelines

### Broker Compensation\*

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

\*Does not apply to Piggyback or Bridge products

### Support

[Concierge@ChangeWholesale.com](mailto:Concierge@ChangeWholesale.com)  
Call 888-340-4010 Option 2

### Licensing Information

See our website for full licensing details  
[ChangeWholesale.com/licensing](http://ChangeWholesale.com/licensing)

### This rate sheet is indicative pricing only

For true pricing visit us at: [ChangeWholesale.com](http://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		
4.250%	99.000	98.850	98.700	4.350%	99.000	98.850	98.700		
4.375%	99.250	99.100	98.950	4.475%	99.250	99.100	98.950		
4.500%	99.500	99.350	99.200	4.600%	99.500	99.350	99.200		
4.625%	99.750	99.600	99.450	4.725%	99.750	99.600	99.450		
4.750%	100.000	99.850	99.700	4.850%	100.000	99.850	99.700		
4.875%	100.250	100.100	99.950	4.975%	100.250	100.100	99.950		
5.000%	100.500	100.350	100.200	5.100%	100.500	100.350	100.200		
5.125%	100.750	100.600	100.450	5.225%	100.750	100.600	100.450		
5.250%	101.000	100.850	100.700	5.350%	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	0.250	0.250	0.250	0.250	0.250	0.250
Non-Warrantable Condo	0.500	0.500	0.500			
Amortization	≤ 50%	60%	65%	70%	75%	80%
Interest Only	0.000	0.000	0.150	0.250	0.250	0.250
40 Year Fixed (Add to 30 Yr Fixed)	0.250	0.250	0.250	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	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

PROGRAM GUIDELINES	FEE INFORMATION	OTHER	
1st Deed Of Trust Liens Only Impound Account Required No Pre-Pay Penalty	Underwriting Fee	Lock Extension Fee: 1 bp per request + 1 bp per day Min/Floor Rate = 4%	
	Credit Report (Per Borrower)		\$1,295 Actual
Max Rebate of 1% to LPC Max Price = 101.00	Financial Literacy Education	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.	
	Flood Check		\$75 POC
	Tax Service		\$12
	Appraisal Desk Review		

Note: Rates & pricing subject to change without prior notification

Rate Sheet ID:

Date: 11/24/2021



## EZ-PRIME Program

Rate, Pricing and LLPA's 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
3.750%	99.000	98.850	98.700	3.850%	99.000	98.850	98.700
3.875%	99.250	99.100	98.950	3.975%	99.250	99.100	98.950
4.000%	99.500	99.350	99.200	4.100%	99.500	99.350	99.200
4.125%	99.750	99.600	99.450	4.225%	99.750	99.600	99.450
4.250%	100.000	99.850	99.700	4.350%	100.000	99.850	99.700
4.375%	100.250	100.100	99.950	4.475%	100.250	100.100	99.950
4.500%	100.500	100.350	100.200	4.600%	100.500	100.350	100.200
4.625%	100.750	100.600	100.450	4.725%	100.750	100.600	100.450
4.750%	101.000	100.850	100.700	4.850%	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
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	0.250	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
40 Year Fixed (Add to 30 Yr Fixed)	0.250	0.250	0.250	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	Lock Extension Fee: 1 bp per request + 1 bp per day
	Credit Report (Per Borrower)	
Max Rebate of 1% to LPC Max Price = 101.00	Financial Literacy Education	Min/Floor Rate = 3.50%
	Flood Check	Buy-up/Buy-down ratio is 2:1
	Tax Service	Max Buy-up/Buy-down is 0.50% in RATE.
	Appraisal Desk Review	Example: Buy-down of 0.125% in rate costs 0.25% in price.

Note: Rates & pricing subject to change without prior notification

Rate Sheet ID:

Date: 11/24/2021





## 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	0.70	0.80
680-699	0.30	0.40	0.50	0.60	0.70		
660-679	0.40	0.50	0.60	0.70			
LOAN BALANCE	≤ 60%	65%	70%	75%	80%	85%	90%
\$2,500,001 - \$4,000,000	0.30	0.30	0.30	0.30			
PURPOSE	≤ 60%	65%	70%	75%	80%	85%	90%
Cash-Out	0.25	0.25	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	0.25		
3-4 Unit	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	≤ 60%	65%	70%	75%	80%	85%	90%
Interest-Only	0.00	0.15	0.15	0.15	0.25	0.25	0.25
40 Yr Fixed (Add to 30 Yr Fixed)	0.25	0.25	0.25	0.25	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	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50

MAX PRICES AND PRICE ADJUSTMENTS		ARM LOAN NOTES					
Loan Amount:	≤ \$4,000,000	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		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.

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
40 Yr Fixed (Add to 30 Yr Fixed)	0.25	0.25	0.25	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	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
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
No Penalty - New Mexico	0.50	0.50	0.50	0.50	0.50	0.50	0.50

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: 11/24/2021



## 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
40 Year Fixed (Add to 30 Yr Fixed)	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
SOFAR Used	30-day Average SOFR	36 Mos Penalty	101.00%	Extension Fee = 1 bp per request + 1 bp per day
Margin	6.00%	24 Mos Penalty	101.00%	
ARM TYPE	CAPS	12 Mos Penalty	100.00%	
5/6m	2/2/5	No Penalty	99.50%	
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.				\$69
For example, buy-down of 0.125% in rate costs 0.25% in price.				Flood Cert
CREDIT				\$12

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.

**Piggyback Second and Bridge**

30 Year Fixed I/O Piggyback*				
		CLTV		
FICO	RATE	≤60%	70%	>70%
740+	7.500	99.500	99.250	99.000
700-739	8.000	99.500	99.250	99.000
680-699	8.500	99.500	99.250	99.000
Piggyback Price Adjustments				
TYPE		PRICE		
Second Home		-0.500		
Investment Property		-1.000		
2-Unit		-0.375		
3-4 Unit		-1.500		
Condo		-0.250		

\*Behind Community Mortgage or Alt-Investor programs only

3 Year Fixed I/O Bridge FIRST Lien				
		LTV		
FICO	RATE	≤60%	70%	>70%
740+	6.000	99.500	99.250	99.000
700-739	6.500	99.500	99.250	99.000
660-699	7.000	99.500	99.250	99.000
3 Year Fixed I/O Bridge SECOND Lien				
		CLTV		
FICO	RATE	<60%	70%	>70%
740+	8.000	99.500	99.250	99.000
700-739	8.500	99.500	99.250	99.000
660-699	9.000	99.500	99.250	99.000
Bridge Loan Price Adjustments				
TYPE		PRICE		
Investment Property		-1.000		
2-Unit		-0.500		
3-4 Unit		-1.000		
Condo		-0.250		
Loan Amount > \$500k		-0.250		