



Non-QM Rate Sheet

Lock Desk Hours

8am to 5pm (PST)

Home Office Address

Change Lending, LLC dba Change Wholesale
175 N. Riverview Dr., Suite C
Anaheim, CA 92808

Closing Protection Letter (CPL) Clause

Change Home Mortgage, Its Successors and/or Assigns
175 N. Riverview Dr., Suite C
Anaheim, CA 92808

Loss Payee

Non-Traditional Products

Change Home Mortgage c/o Shellpoint Mortgage Servicing
ISAOA/ATIMA
PO Box 7050
Troy, MI 48007-7050

Loan Fees**

Underwriting Fee	\$1,795
Credit Report	Actual
Financial Literary Education	\$75 POC
Appraisal Desk Review	\$250
Tax Service (All Loans):	\$69
Flood Check:	\$12

Loan Fee Buyout*

Basis Point Equivalent

*Loan Fee Buyout of Underwriting Fee. Not available for Bridge or Community Loans in NC
**Does not Apply to Bridge, refer to guidelines

CDFI Benefit

For Community, Alt Doc, Investor Programs:
CDFI-Eligible loans receive credit equal to Underwriting Fee. Credit applied at Closing.

CDFI Eligible/Target Markets Include:
African American
Hispanic
Census Tract Impacted Areas

Broker Compensation*

All Programs = LPC or BPC Allowed

*Does not apply to Bridge product.

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



One Six ARM

1/6 SOFR ARM

ALT DOC

Rate	30-Day Price
6.75%	100.00

COMMUNITY

Rate	30-Day Price
7.25%	100.00

For Alt Doc or Community 5, 7, 10/6 and 30 Yr Fixed Pricing Refer to Separate Rate Sheet

LOAN LEVEL PRICE ADJUSTMENTS

LLPA Type	Price Adjustment
FICO 700 - 739	-0.500
FICO < 700	-1.000
LTV > 65% - ≤ 70%	-0.500
LTV > 70% - ≤ 75%	-0.750
LTV > 75%	-2.000
Loan Balance \$1.5M - \$2.5M*	-0.500
Cash-Out Refinance	-0.500
2-4 Unit Property and Condo	-0.500

* \$2.50mm Max Loan Balance

*** CDFI Eligible files receive a credit for the \$1,795 Underwriting Fee ***

Max Prices	FEE INFORMATION	1/6 SOFR ARM FEATURES
BPC Max Price = 100.00 LPC Max Price = 100.00 - LPC	Underwriting Fee*** \$1,795 Credit Report (Per Borrower) Actual Financial Literacy Education \$75 POC	Margin = 4.5 Caps = 2/2/5 ARM Floor = Margin
State Specific	Flood Check \$12	Extensions
North Carolina Community: BPC Only LLPA's Not Applied 1.00% Origination Charge	Tax Service \$69 Appraisal Desk Review \$250	Lock Extension Fee: 2 bp per day Max Total Extensions: 15 Days
Note: Rates & pricing subject to change without prior notificaton		Rate Sheet ID: Date: 5/26/2023



COMMUNITY MORTGAGE

5/6-month SOFR ARM

	Rate	30 Day Price
Purchase and Refinance	8.25%	100.000%

ADJUSTMENTS TO RATE

FICO	≤ 50%	60%	65%	70%	75%	80%
780+	0.000	0.000	0.125	0.250	0.375	0.625
740-779	0.000	0.125	0.250	0.375	0.500	0.750
720-739	0.125	0.250	0.375	0.500	0.625	1.000
700-719	0.250	0.375	0.500	0.625	0.750	1.250
680-699	0.375	0.500	0.625	0.750	0.875	
660-679	0.500	0.625	0.875	1.000		
640-659	0.625	0.875	1.000			
Loan Balance	≤ 50%	60%	65%	70%	75%	80%
\$1,500,001 - \$2,500,000	0.125	0.125	0.125	0.250	0.250	0.250
\$2,500,001 - \$3,000,000	0.250	0.250	0.250	0.250	0.375	0.375
Purpose	≤ 50%	60%	65%	70%		
Cash Out	0.250	0.250	0.250	0.250		
Property Type	≤ 50%	60%	65%	70%		
Condominium	0.250	0.250	0.250	0.250		
Non-Warrantable Condo	0.500	0.500	0.500			
Amortization	≤ 50%	60%	65%	70%	75%	80%
30 Yr Fixed, 7 & 10/6 ARM	0.125	0.125	0.125	0.125	0.125	0.125
Interest Only	0.125	0.125	0.125	0.250	0.250	

RATE REDUCTION

Eligibility	≤ 50%	60%	65%	70%	75%	80%
Reserves over 60 Months*	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Reserves over 100 Months*	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

*Any Cash-Out Amounts Must Be Excluded. Request Review for Rate Reduction at CTC.

PRICE ADJUSTMENTS

PRICE ADJUSTMENT	≤ 50%	60%	65%	70%	75%	80%
LTV > 70%	0.000	0.000	0.000	0.000	-0.500	-0.500

Max Prices	FEE INFORMATION	FLOOR RATE / BUY-DOWNS
BPC Max Price = 100.00 LPC Max Price = 100.00 - LPC	Underwriting Fee*** \$1,795 Credit Report (Per Borrower) Actual	Floor Rate applied to after-adjusted rate. Min/Floor Rate 5/6 = 8.0%, 7, 10/6, 30 Yr Fix = 8.125%
State Specific	Financial Literacy Education \$75 POC	Buy-down ratio is 3:1 Final rate cannot be below Floor. Ex: Buy-down of 0.25% in rate = 0.75% in price
North Carolina: BPC Only LLPA's do NOT apply (Price) 0.250% Origination Fee Min 100.00 Price (no B/D)	Flood Check \$12 Tax Service \$69 Appraisal Desk Review \$250	

*** CDFI Eligible files receive a credit for the \$1,795 Underwriting Fee ***

Max Rate	SOFR ARM Features	Extensions
Max Rate = 10.00% Must Buy-Down Final Rate if over Max Rate	5/6 ARM = 4.5 Margin; 2/2/5 Caps 7 & 10/6 ARM = 4.5 Margin; 5/2/5 Caps ARM Floor = Start Rate	Lock Extension Fee: 2 bp per day Max Total Extensions: 15 Days

Note: Rates & pricing subject to change without prior notification

Rate Sheet ID:

Date: 5/26/2023



ALT-DOC PROGRAM

Min/Floor Rate (Post-Adjustments) 5/6 = 6.5% 7/6, 10/6, 30 Yr Fix = 6.625%

5/6 SOFR ARM

30 Yr Fix & 7, 10/6 SOFR ARM

Rate	30 day
6.375%	98.875
6.500%	99.250
6.625%	99.625
6.750%	100.000
6.875%	100.375
7.000%	100.750
7.125%	101.125

Rate	30 day
6.500%	98.875
6.625%	99.250
6.750%	99.625
6.875%	100.000
7.000%	100.375
7.125%	100.750
7.250%	101.125

ADJUSTMENTS TO RATE

FICO	≤ 50%	60%	65%	70%	75%	80%
780+	-0.250	-0.125	0.000	0.125	0.250	0.500
740-779	-0.125	0.000	0.125	0.250	0.375	0.625
720-739	0.000	0.125	0.250	0.375	0.500	0.750
700-719	0.125	0.250	0.375	0.500	0.750	1.000
680-699	0.250	0.375	0.625	0.875	1.125	
660-679	0.375	0.625	0.875	1.125	1.375	

LOAN BALANCE	≤ 50%	60%	65%	70%	75%	80%
\$1,500,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.125	0.250
\$2,000,001 - \$2,500,000	0.000	0.000	0.000	0.000	0.125	0.250
\$2,500,001 - \$3,000,000	0.000	0.125	0.125	0.125	0.250	0.375
\$3,000,001 - \$4,000,000	0.250	0.375	0.500			

PURPOSE	≤ 50%	60%	65%	70%	75%	80%
Cash-Out	0.125	0.125	0.250	0.250	0.250	

PROPERTY TYPE	≤ 50%	60%	65%	70%	75%	80%
2 Unit	0.250	0.250	0.250	0.250	0.250	0.250
3-4 Unit	0.250	0.250	0.250	0.250	0.250	0.250
Condominium	0.250	0.250	0.250	0.250	0.250	0.250
Non-Warrantable Condo	0.250	0.500	0.500	0.500		

AMORTIZATION	≤ 50%	60%	65%	70%	75%	80%
Interest-Only	0.125	0.125	0.125	0.250	0.250	0.250

OCCUPANCY	≤ 50%	60%	65%	70%	75%	80%
Investment	0.000	0.000	0.000	0.000	0.000	

PREPAY PENALTY (INV Only)	≤ 50%	60%	65%	70%	75%	80%
36 Months	0.000	0.000	0.000	0.000	0.000	
24 Months	0.250	0.250	0.250	0.250	0.250	
12 Months	0.500	0.500	0.500	0.500	0.500	
None (No Prepay State)	1.000	1.000	1.000	1.000	1.000	

PRICE ADJUSTMENTS		ARM LOAN FEATURES		
Impound Waiver (Non-HPML)	-0.15	SOFR Index	30-day Avg	ARM Type: 5/6m 7/6m 10/6m
MAX PRICE		ARM Floor = Start Rate		ARM CAPs: 2/2/5 5/2/5 5/2/5
Maximum Price = 101.125; LPC Max Price = 101.125 - LPC				ARM Margin: 4.50 4.50 4.50

BUY-DOWN	FLOOR RATES	LOCK EXTENSIONS
Buy-down Ratio = 3.0:1 Max Buy-down is 1% in RATE. Final rate cannot be below Floor. Example: Buy-down of 0.25% in rate costs 0.75% in price.	5/6 = 6.5%; 7, 10/6 & 30 Yr Fix = 6.625% Floor Rate applied to after-adjusted rate. Bought-down rates displayed on-sheet may not be available (when below Floor).	Extension Fee: 2 bps per day Maximum Total Extensions = 15 Days

FEES		*** CDFI Eligible files receive a credit for the \$1,795 Underwriting Fee ***
UW Fee***	\$1,795	
Tax Service	\$69	
Flood Cert	\$12	

NOTE: Prices are subject to change without prior notification.

Date: 5/26/2023



INVESTOR

Min/Floor Rate (Post-Adjustments) 5/6 = 7.375% 7/6, 10/6, 30 Yr Fix = 7.5%

5/6-month SOFR ARM

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

	Rate	30 day		Rate	30 day
	7.350%	98.800		7.475%	98.800
	7.375%	98.875		7.500%	98.875
	7.400%	98.950		7.525%	98.950
	7.450%	99.100		7.575%	99.100
	7.500%	99.250		7.625%	99.250
	7.550%	99.400		7.675%	99.400
	7.600%	99.550		7.725%	99.550
	7.625%	99.625		7.750%	99.625
	7.650%	99.700		7.775%	99.700
	7.700%	99.850		7.825%	99.850
	7.750%	100.000		7.875%	100.000

ADJUSTMENTS TO RATE

FICO	≤ 55%	60%	65%	70%	75%
740+	0.000	0.000	0.000	0.125	0.250
720-739	0.000	0.000	0.125	0.250	0.500
700-719	0.125	0.250	0.375	0.500	0.750
680-699	0.250	0.375	0.500	0.625	1.000
BORROWER QUALIFICATION	≤ 55%	60%	65%	70%	75%
DSCR >=135%	-0.375	-0.375	-0.375	-0.250	0.000
DSCR >=100% - <135%	0.000	0.000	0.000	0.125	0.250
DSCR >=75% - <100%	0.875	0.875	1.000		
PURPOSE	≤ 55%	60%	65%	70%	75%
Cash-Out	0.500	0.500	0.500	0.500	
PROPERTY TYPE	≤ 55%	60%	65%	70%	75%
2-4 Unit	0.000	0.125	0.250	0.250	0.375
Condominium	0.000	0.125	0.250	0.250	0.250
Non-Warrantable Condo	0.375	0.375	0.375	0.500	
LOAN BALANCE	≤ 55%	60%	65%	70%	75%
\$1,500,001 - \$2,000,000	0.000	0.000	0.125	0.250	0.375
AMORTIZATION	≤ 55%	60%	65%	70%	75%
Interest-Only	0.250	0.250	0.250	0.250	0.500
PREPAYMENT PENALTY TERM	≤ 55%	60%	65%	70%	75%
36 Months	0.000	0.000	0.000	0.000	0.000
24 Months	0.250	0.250	0.250	0.250	0.250
12 Months	0.500	0.500	0.500	0.500	0.500
None (No Prepay State)	1.000	1.000	1.000	1.000	1.000

MIN/FLOOR RATE	ARM LOAN NOTES	LOCK EXTENSIONS
5/6 = 7.375%; 7, 10/6 & 30 Yr Fix = 7.5%	SOFR Used	Extension Fee = 2 bp per day Maximum Total Extensions: 15 Days
Floor Rate applied to after-adjusted rate.	30-day Average SOFR Margin 6.00%	
Bought-down rates displayed on-sheet may not be available (when below Floor).	ARM Type	
	CAPs	
	5/6m	7, 10/6m
	2/2/5	5/2/5
BUY-DOWN RATIO is 3.0:1	PRICE ADJUSTMENTS	
Max Buy-down is 1% in RATE.	Impound Waiver (Non HPML Only)	-0.15
For example, buy-down of 0.25% in rate costs 0.75% in price.	MAX PRICES	
Final rate cannot be below Floor.	Maximum Price = 100.00; LPC Max Price = 100.00 - LPC	

FEES		*** CDFI Eligible files receive a credit for the \$1,795 Underwriting Fee ***
UW Fee***	\$1,795	
Tax Service	\$69	
Flood Cert	\$12	

NOTE: Prices are subject to change without prior notification.

Date: 5/26/2023



FOREIGN NATIONAL

Min/Floor Rate (Post-Adjustments) 5/6 = 8.125%; 7, 10/6 & 30 Yr Fix = 8.25%

5/6-month SOFR ARM

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

Rate		30 day	Rate		30 day
7.725%		98.800	7.850%		98.800
7.750%		98.875	7.875%		98.875
7.775%		98.950	7.900%		98.950
7.825%		99.100	7.950%		99.100
7.875%		99.250	8.000%		99.250
7.925%		99.400	8.050%		99.400
7.975%		99.550	8.100%		99.550
8.000%		99.625	8.125%		99.625
8.025%		99.700	8.150%		99.700
8.075%		99.850	8.200%		99.850
8.125%		100.000	8.250%		100.000

ADJUSTMENTS TO RATE

LTV	≤ 55%	60%	65%	70%
Foreign National	0.00	0.25	0.50	0.75
BORROWER QUALIFICATION	≤ 55%	60%	65%	70%
DSCR ≥ 75% - <100%	1.25	1.25	1.40	1.75
PROPERTY TYPE	≤ 55%	60%	65%	70%
2-4 Unit	0.25	0.25	0.25	0.25
Condominium	0.25	0.25	0.25	0.25
AMORTIZATION	≤ 55%	60%	65%	70%
Interest-Only	0.250	0.250	0.250	0.375
PRE-PAYMENT PENALTY TERM	≤ 55%	60%	65%	70%
36 Months	0.00	0.00	0.00	0.00
24 Months	0.25	0.25	0.25	0.25
12 Months	0.50	0.50	0.50	0.50
No Penalty (No Prepay State)	1.00	1.00	1.00	1.00

ARM LOAN NOTES		MAX PRICES	
Index	30-day Average SOFR	Maximum Price = 100.00 LPC Max Price = 100.00 - LPC	
Margin	6.00%		
ARM TYPE	CAPS		
5/6m	2/2/5		
7, 10/6m	5/2/5		
PRICE ADJUSTMENTS		Min/Floor Rate	FEES
Impound Waiver (Non HPML Only)	-0.15	Floor Rate 5/6 = 8.125%; 7, 10/6 & 30 Yr Fix = 8.25%	<u>UW Fee</u>
		Final rate cannot be below Floor.	\$1,795
		Floor Rate applied to after-adjusted rate.	<u>Tax Service</u>
BUY-DOWN RATIO is 3.0:1		LOCK EXTENSIONS	\$69
Max Buy-down is 1% in RATE.		Max Total Lock Extensions = 15 Days	<u>Flood Cert</u>
Bought-down rates displayed on-sheet may not be available (when below Floor).		Extension Fee = 2 bp per day	\$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.

Bridge First Lien

3 Year Fixed I/O Bridge FIRST Lien				
		LTV		
FICO	RATE	≤60%	70%	>70%
740+	10.000	99.000	98.750	98.500
700-739	10.490	99.000	98.750	98.500
660-699	11.000	99.000	98.750	98.500
Bridge Loan Price Adjustments				
TYPE		PRICE		
2-Unit		-0.500		
3-4 Unit		-1.000		
Condominium		-0.250		
Loan Amount > \$500k		-0.500		