



Non-QM Rate Sheet

Lock Desk Hours

8am to 5pm (PST)

Initial lock requests submitted by 5:00 PST will be processed same day.
Rush Change Requests submitted by 4:30 PST will be processed same day.
If Lockdesk will not be available during business hours the field will be notified.

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

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



ALT-DOC PROGRAM

Min/Floor Rate (Post-Adjustments) 5/6 = 7.125% 7/6, 10/6, 30 Yr Fix = 7.375%

5/6 SOFR ARM

30 Yr Fix & 7, 10/6 SOFR ARM

| Rate | 30 day |
|--------|---------|
| 7.125% | 99.250 |
| 7.250% | 99.625 |
| 7.375% | 100.000 |
| 7.500% | 100.375 |
| 7.625% | 100.750 |
| 7.750% | 101.125 |

| Rate | 30 day |
|--------|---------|
| 7.375% | 99.250 |
| 7.500% | 99.625 |
| 7.625% | 100.000 |
| 7.750% | 100.375 |
| 7.875% | 100.750 |
| 8.000% | 101.125 |

ADJUSTMENTS TO RATE

| FICO | ≤ 50% | 60% | 65% | 70% | 75% | 80% | 85% |
|---------|-------|-------|-------|-------|-------|-------|-------|
| 780+ | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.375 | 1.000 |
| 740-779 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.500 | 1.125 |
| 720-739 | 0.000 | 0.000 | 0.250 | 0.375 | 0.500 | 0.750 | 1.625 |
| 700-719 | 0.000 | 0.250 | 0.375 | 0.500 | 0.625 | 1.250 | |
| 680-699 | 0.250 | 0.500 | 0.625 | 0.875 | 1.250 | 1.875 | |
| 660-679 | 0.500 | 0.625 | 0.875 | 1.250 | 1.625 | | |

| LOAN BALANCE* | ≤ 50% | 60% | 65% | 70% | 75% | 80% | 85% |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|
| \$1,500,001 - \$2,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.375 |
| \$2,000,001 - \$2,500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.375 |
| \$2,500,001 - \$3,000,000 | 0.000 | 0.125 | 0.125 | 0.125 | 0.250 | 0.375 | 0.500 |
| \$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% | 85% |
|------------------------|-------|-------|-------|-------|-------|-------|-----|
| 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 (Attached) | 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 | |

| 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 = 7.125%; 7, 10/6 & 30 Yr Fix = 7.375% 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 |
| | | NOTES *Loan Amounts > \$1,500,000 limited to 80% Maximum LTV |

| FEES | |
|-------------|---------|
| UW Fee | \$1,795 |
| Tax Service | \$69 |
| Flood Cert | \$12 |

NOTE: Prices are subject to change without prior notification.

Date: 9/18/2023



INVESTOR

Min/Floor Rate (Post-Adjustments) 5/6 = 7.375% 7/6, 10/6, 30 Yr Fix = 7.625%

5/6-month SOFR ARM

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

| Rate | 30 day | Rate | 30 day |
|--------|---------|--------|---------|
| 7.375% | 98.875 | 7.625% | 98.875 |
| 7.400% | 98.950 | 7.650% | 98.950 |
| 7.450% | 99.100 | 7.700% | 99.100 |
| 7.500% | 99.250 | 7.750% | 99.250 |
| 7.550% | 99.400 | 7.800% | 99.400 |
| 7.600% | 99.550 | 7.850% | 99.550 |
| 7.625% | 99.625 | 7.875% | 99.625 |
| 7.650% | 99.700 | 7.900% | 99.700 |
| 7.700% | 99.850 | 7.950% | 99.850 |
| 7.750% | 100.000 | 8.000% | 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 (Attached) | 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 = 7.625% | SOFR Used | Extension Fee = 2 bp per day Maximum Total Extensions: 15 Days |
| Floor Rate applied to after-adjusted rate. | 30-day Average SOFR | |
| Bought-down rates displayed on-sheet may not be available (when below Floor). | Margin | 6.00% |
| | ARM Type | 5/6m 7, 10/6m |
| | CAPs | 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

| | |
|-------------|---------|
| UW Fee | \$1,795 |
| Tax Service | \$69 |
| Flood Cert | \$12 |

NOTE: Prices are subject to change without prior notification.

Date: 9/18/2023



FOREIGN NATIONAL

Min/Floor Rate (Post-Adjustments) 5/6 = 8.125%; 7, 10/6 & 30 Yr Fix = 8.375%

5/6-month SOFR ARM

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

| Rate | 30 day | | Rate | 30 day |
|---------------|---------|--|---------------|---------|
| 8.125% | 100.000 | | 8.375% | 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 (Attached) | 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

| Index | 30-day Average SOFR |
|----------|---------------------|
| Margin | 6.00% |
| ARM TYPE | CAPS |
| 5/6m | 2/2/5 |
| 7, 10/6m | 5/2/5 |

MAX PRICES

Maximum Price = 100.00
LPC Max Price = 100.00 - LPC

PRICE ADJUSTMENTS

| | |
|--------------------------------|-------|
| Impound Waiver (Non HPML Only) | -0.15 |
|--------------------------------|-------|

Min/Floor Rate
Floor Rate 5/6 = 8.125%; 7, 10/6 & 30 Yr Fix = 8.375%

Final rate cannot be below Floor.
Floor Rate applied to after-adjusted rate.

BUY-DOWN RATIO is 3.0:1

Max Buy-down is 1% in RATE.
Bought-down rates displayed on-sheet may not be available (when below Floor).

LOCK EXTENSIONS

Max Total Lock Extensions = 15 Days

Extension Fee = 2 bp per day

FEES

UW Fee

\$1,795

Tax Service

\$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.

Bridge First Lien

| 3 Year Fixed I/O Bridge FIRST Lien | | | | |
|------------------------------------|--------|--------|--------|--------|
| | | LTV | | |
| FICO | RATE | ≤60% | 70% | >70% |
| 740+ | 10.500 | 99.000 | 98.750 | 98.500 |
| 700-739 | 11.000 | 99.000 | 98.750 | 98.500 |
| 660-699 | 11.500 | 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 | | |