



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

*Does not Apply to Bridge, refer to guidelines

Broker Compensation*

Borrower Paid Compensation ONLY

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 PRIME PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS										
10.000	105.358	105.158	105.158	LTV/FICO LLPA	Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
9.875	105.108	104.908	104.908		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.250	-4.000
9.750	104.858	104.658	104.658		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.375	-4.125
9.625	104.608	104.408	104.408		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.125	-5.375
9.500	104.358	104.158	104.158		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-3.750	-
9.375	104.108	103.908	103.908		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-4.875	-
9.250	103.858	103.658	103.658		680-699	0.500	0.375	0.000	-0.500	-1.125	-2.250	-3.125	-	-
9.125	103.608	103.408	103.408		660-679	-0.125	-0.250	-0.875	-1.250	-2.125	-3.000	-3.750	-	-
9.000	103.358	103.158	103.158		640-659	-	-	-	-	-	-	-	-	-
8.875	103.108	102.908	102.908		620-639	-	-	-	-	-	-	-	-	-
8.750	102.827	102.627	102.627	Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
8.625	102.545	102.345	102.345		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.375	-	-
8.500	102.264	102.064	102.064		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-	-	-
8.375	101.983	101.783	101.783		>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-
8.250	101.702	101.502	101.502											
8.125	101.420	101.220	101.220	Loan Type LLPAs	DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
8.000	101.139	100.939	100.939		Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-
7.875	100.827	100.627	100.627		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
7.750	100.514	100.314	100.314		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.625	100.202	100.002	100.002		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-1.125	-	-
7.500	99.889	99.689	99.689		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.375	99.514	99.314	99.314		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.250	99.139	98.939	98.939											
7.125	98.764	98.564	98.564	Property Type LLPAs	Warrantable Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
7.000	98.389	98.189	98.189		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	-
6.875	98.014	97.814	97.814		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
6.750	97.514	97.314	97.314	INCOME DOC TYPE LLPAs	Asset Depletion 60 Mos	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-
6.625	97.014	96.814	96.814		Asset Depletion 84 Mos	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	
6.500	96.514	96.314	96.314		1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
					Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
					Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-
					1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750
				PREPAYMENT PENALTY (Investment Occupancy)	3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-
					2 year	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-
					1 year	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-
					No Prepay Penalty	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-
				LOCK/PRICING NOTES	EXTENSION FEES:	Minimum Price	Max Price (After LLPA)	NOTES						
					5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	98.000	101.000	Borrower Paid Comp Only (LPC NOT Allowed) Max 1% for Closing Costs (after LLPAs)						



ALT-DOC ADVANTAGE/EXPANDED

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS											
10.000	104.483	104.283	104.283	LTV/FICO LLPA	Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
9.875	104.233	104.033	104.033		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.250	-4.000	
9.750	103.983	103.783	103.783		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.375	-4.125	
9.625	103.733	103.533	103.533		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.125	-5.375	
9.500	103.483	103.283	103.283		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-3.750	-	
9.375	103.233	103.033	103.033		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-4.875	-	
9.250	102.983	102.783	102.783		680-699	0.500	0.375	0.000	-0.500	-1.125	-2.250	-3.125	-	-	
9.125	102.733	102.533	102.533		660-679	-0.125	-0.250	-0.875	-1.250	-2.125	-3.000	-3.750	-	-	
9.000	102.483	102.283	102.283		640-659	-1.250	-1.375	-1.750	-2.375	-3.375	-4.125	-	-	-	
8.875	102.233	102.033	102.033		620-639	-2.500	-2.625	-2.875	-3.250	-3.875	-	-	-	-	
8.750	101.952	101.752	101.752		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
8.625	101.670	101.470	101.470			>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.500	101.389	101.189	101.189	>\$2.5mm, <=\$3.0mm		0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-	
8.375	101.108	100.908	100.908	Interest Only		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
8.250	100.827	100.627	100.627	Escrow Waiver	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-	-		
8.125	100.545	100.345	100.345	Purchase	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125		
8.000	100.264	100.064	100.064	Cashout / Debt Consolidation	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
7.875	99.952	99.752	99.752	Second Home Occ.	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-		
7.750	99.639	99.439	99.439	Investor Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-		
7.625	99.327	99.127	99.127	Property Type LLPAs	Warrantable Condo	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
7.500	99.014	98.814	98.814		Multi Unit	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-	
7.375	98.639	98.439	98.439		Non-Warrantable Condo	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-	
7.250	98.264	98.064	98.064	INCOME DOC TYPE LLPAs	Asset Depletion	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
7.125	97.889	97.689	97.689		1 Yr Tax Return/W2 (Streamline)	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
7.000	97.514	97.314	97.314		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000	
6.875	97.139	96.939	96.939		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-	
6.750	96.639	96.439	96.439		1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750	
6.625	96.139	95.939	95.939	PREPAYMENT PENALTY (Investment Occupancy)	3 year	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
6.500	95.639	95.439	95.439		2 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-	
					1 year	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-	
					No Prepay Penalty	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-	
				CREDIT EVENT	1x30x12	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
					2x30x12 or 1x60x24	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
					FC/SS/DIL/BK7 37 - 48mo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-	
					FC/SS/DIL/BK7 25 - 36mo	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	-1.250	
						-1.000	-1.000	-1.000	-1.000	-1.250	-1.500	-1.500	-1.500	-	
				LOCK/PRICING NOTES	EXTENSION FEES:	Minimum Price	Max Price (After LLPA)	NOTES							
					5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	98.000	101.000	Borrower Paid Comp Only (LPC NOT Allowed) Max 1% for Closing Costs (after LLPAs)							



ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM

30 Yr Fix & 10/6 SOFR ARM

Rate	30 day
8.250%	99.063
8.375%	99.375
8.500%	99.688
8.625%	100.000
8.750%	100.313
8.875%	100.625
9.000%	100.938
9.125%	101.250
9.250%	101.563

Rate	30 day
8.375%	99.063
8.500%	99.375
8.625%	99.688
8.750%	100.000
8.875%	100.313
9.000%	100.625
9.125%	100.938
9.250%	101.250
9.375%	101.563

ADJUSTMENTS TO PRICE

FICO	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 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	
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		
660-679	-0.500	-0.625	-0.875	-1.250	-1.625		
LOAN BALANCE	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 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	
\$2,500,001 - \$3,000,000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375	
PURPOSE	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
Cash-Out	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500	
PROPERTY TYPE	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
2-4 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	-0.250
Non-Warrantable Condo	-0.250	-0.500	-0.500	-0.500			
AMORTIZATION	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
Interest-Only	-0.125	-0.125	-0.125	-0.250	-0.250		
OCCUPANCY	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
Investment	0.000	0.000	-0.250	-0.500	-0.750	-1.000	
PREPAY PENALTY (INV Only)	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
36 Months	0.250	0.250	0.250	0.250	0.250	0.250	
24 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
12 Months	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
None (Incl No Prepay State)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	
PRICE ADJUSTMENTS	ARM LOAN FEATURES						
Impound Waiver (Non-HPML)	-0.150	SOFR Index		30-day Avg	ARM Type:	5/6m	10/6m
NOTES		ARM Floor = Start Rate			ARM CAPs:	2/1/5	5/1/5
Borrower Paid Comp Only (LPC NOT Allowed)					ARM Margin:	4.50	4.50
LOCK EXTENSIONS							
5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225; 20 Days = -0.30; 30 Days = -0.450							

NOTE: Prices are subject to change without prior notification.



INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS									
10.000	105.997	105.797	105.797	LTV/FICO LLPA	Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	
9.875	105.747	105.547	105.547		>=780	0.875	0.625	0.500	0.125	0.000	-0.375	-0.750	
9.750	105.497	105.297	105.297		760-779	0.875	0.625	0.375	0.000	-0.250	-0.500	-0.750	
9.625	105.247	105.047	105.047		740-759	0.750	0.500	0.250	0.000	-0.250	-0.500	-0.875	
9.500	104.997	104.797	104.797		720-739	0.625	0.375	0.125	0.000	-0.375	-0.625	-1.000	
9.375	104.747	104.547	104.547		700-719	0.500	0.125	-0.125	-0.375	-0.625	-1.000	-1.500	
9.250	104.497	104.297	104.297		680-699	0.250	-0.125	-0.500	-0.500	-1.250	-1.500	-	
9.125	104.247	104.047	104.047		660-679	0.000	-0.375	-0.750	-1.000	-1.500	-	-	
9.000	103.997	103.797	103.797		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
8.875	103.747	103.547	103.547			Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625
8.750	103.466	103.266	103.266	Escrow Waiver			-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.625	103.185	102.985	102.985	Purchase	0.000		0.000	0.000	0.000	0.000	0.000	0.000	
8.500	102.903	102.703	102.703	Cashout / Debt Consolidation	-0.500		-0.500	-0.500	-0.750	-1.125	-1.500	-	
8.375	102.622	102.422	102.422	Rate Refi	0.000		0.000	0.000	0.000	0.000	0.000	0.000	
8.250	102.341	102.141	102.141	Property Type LLPAs	Warrantable Condo		-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-
8.125	102.060	101.860	101.860		Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875	
8.000	101.778	101.578	101.578		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	
7.875	101.466	101.266	101.266		PREPAYMENT PENALTY	3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250
7.750	101.153	100.953	100.953	2 year		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
7.625	100.841	100.641	100.641	1 year		-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
7.500	100.528	100.328	100.328	No Prepay Penalty		-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	
7.375	100.153	99.953	99.953	DSCR		DSCR 0.75 - 0.99	-0.500	-0.625	-0.750	-0.750	-0.875	-1.000	-
7.250	99.778	99.578	99.578		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
7.125	99.403	99.203	99.203		DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375	
7.000	99.028	98.828	98.828	CREDIT EVENT	FC/SS/DIL/BK7 37 - 48mo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	
6.875	98.653	98.453	98.453		LOCK/PRICING NOTES	EXTENSION FEES:	NOTES						
6.750	98.153	97.953	97.953	5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450		Borrower Paid Compensation Only (LPC NOT Allowed) Max 1% for Closing Costs (after LLPAs)							
6.625	97.653	97.453	97.453	MIN/MAX PRICES	TYPE	NO PPP	1 Yr PPP	2-3 Yr PPP					
6.500	97.153	96.953	96.953		Min Price	98.000	98.000	98.000					
				Max Price (After LLPA)	101.000	101.000	101.000						

Bridge First Lien

3 Year Fixed I/O Bridge FIRST Lien				
		LTV		
FICO	RATE	≤60%	70%	>70%
740+	11.500	99.000	98.750	98.500
700-739	12.000	99.000	98.750	98.500
660-699	12.500	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		