



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	104.898	104.698	104.698	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	104.648	104.448	104.448		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	104.398	104.198	104.198		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	104.148	103.948	103.948		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	103.898	103.698	103.698		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	103.648	103.448	103.448		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	103.398	103.198	103.198		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	103.148	102.948	102.948		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	102.898	102.698	102.698		640-659	-	-	-	-	-	-	-	-	-
8.875	102.648	102.448	102.448		620-639	-	-	-	-	-	-	-	-	-
8.750	102.367	102.167	102.167	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	102.085	101.885	101.885		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.375	-	-
8.500	101.804	101.604	101.604		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-	-	-
8.375	101.523	101.323	101.323		>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-
8.250	101.242	101.042	101.042		DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
8.125	100.960	100.760	100.760	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-	
8.000	100.679	100.479	100.479	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
7.875	100.367	100.167	100.167	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.750	100.054	99.854	99.854	Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-1.125	-	-	
7.625	99.742	99.542	99.542	Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-	
7.500	99.429	99.229	99.229	Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
7.375	99.054	98.854	98.854	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
7.250	98.679	98.479	98.479		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	-
7.125	98.304	98.104	98.104		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
7.000	97.929	97.729	97.729	INCOME DOC TYPE LLPAs	Asset Depletion 60 Mos	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-
6.875	97.554	97.354	97.354		Asset Depletion 84 Mos	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-
6.750	97.054	96.854	96.854		1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
6.625	96.554	96.354	96.354		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.500	96.054	95.854	95.854		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-
				PREPAYMENT PENALTY (Investment Occupancy)	1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750
					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	104.023	103.823	103.823	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	103.773	103.573	103.573		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	103.523	103.323	103.323		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	103.273	103.073	103.073		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	103.023	102.823	102.823		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	102.773	102.573	102.573		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	102.523	102.323	102.323		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	102.273	102.073	102.073		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	102.023	101.823	101.823		640-659	-	-	-	-	-	-	-	-	-
8.875	101.773	101.573	101.573		620-639	-	-	-	-	-	-	-	-	-
8.750	101.492	101.292	101.292	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	101.210	101.010	101.010		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.500	100.929	100.729	100.729		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
8.375	100.648	100.448	100.448											
8.250	100.367	100.167	100.167	Loan Type LLPAs	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%
8.125	100.085	99.885	99.885		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.000	99.804	99.604	99.604		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.875	99.492	99.292	99.292		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-
7.750	99.179	98.979	98.979		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.625	98.867	98.667	98.667		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.500	98.554	98.354	98.354											
7.375	98.179	97.979	97.979	Property Type LLPAs	Warrantable Condo (Attached)	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%
7.250	97.804	97.604	97.604		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-
7.125	97.429	97.229	97.229		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-
7.000	97.054	96.854	96.854	INCOME DOC TYPE LLPAs	Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
6.875	96.679	96.479	96.479		1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
6.750	96.179	95.979	95.979		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.625	95.679	95.479	95.479		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-
6.500	95.179	94.979	94.979		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	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%
					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
				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	105.547	105.347	105.347	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	105.297	105.097	105.097		>=780	0.750	0.500	0.375	0.000	-0.125	-0.500	-0.875	
9.750	105.047	104.847	104.847		760-779	0.750	0.500	0.250	-0.125	-0.375	-0.625	-0.875	
9.625	104.797	104.597	104.597		740-759	0.625	0.375	0.125	-0.125	-0.375	-0.625	-1.000	
9.500	104.547	104.347	104.347		720-739	0.500	0.250	0.000	-0.125	-0.500	-0.750	-1.125	
9.375	104.297	104.097	104.097		700-719	0.375	0.000	-0.250	-0.500	-0.750	-1.125	-1.625	
9.250	104.047	103.847	103.847		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	
9.125	103.797	103.597	103.597		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	
9.000	103.547	103.347	103.347		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
8.875	103.297	103.097	103.097										
8.750	103.016	102.816	102.816										
8.625	102.735	102.535	102.535	Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-	
8.500	102.453	102.253	102.253		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
8.375	102.172	101.972	101.972		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.250	101.891	101.691	101.691		Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.750	-1.125	-1.500	-	
8.125	101.610	101.410	101.410		Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.000	101.328	101.128	101.128										
7.875	101.016	100.816	100.816	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	
7.750	100.703	100.503	100.503		Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875	
7.625	100.391	100.191	100.191		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	
7.500	100.078	99.878	99.878										
7.375	99.703	99.503	99.503	PREPAYMENT PENALTY	3 year	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.250	99.328	99.128	99.128		2 year	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	
7.125	98.953	98.753	98.753		1 year	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	
7.000	98.578	98.378	98.378		No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	
6.875	98.203	98.003	98.003										
6.750	97.703	97.503	97.503	DSCR	DSCR 0.75 - 0.99	-0.500	-0.625	-0.750	-0.750	-0.875	-1.000	-	
6.625	97.203	97.003	97.003		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
6.500	96.703	96.503	96.503		DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375	
				CREDIT EVENT	FC/SS/DIL/BK7 37 - 48mo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	
				LOCK/PRICING NOTES	EXTENSION FEES:	NOTES							
					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)							
				MIN/MAX PRICES	TYPE	NO PPP	1 Yr PPP	2-3 Yr PPP					
					Min Price	98.000	98.000	98.000					
					Max Price (After LLPA)	101.000	101.000	101.000					



Community Mortgage

30 Year Fixed

RATE	30-Day Price
9.500%	99.000

ADJUSTMENTS TO PRICE

FICO	≤ 60%	60.01 - 70%	70.01 - 75%
740+	0.000	-0.250	-0.500
700-739	0.000	-0.375	-0.625
680-699	0.000	-0.500	-1.000
Loan Balance	≤ 60%	60.01 - 70%	70.01 - 75%
≤ \$1,000,000	0.000	0.000	0.000
\$1,000,001 - \$2,000,000	-0.250	-0.500	-0.750
Purpose	≤ 60%	60.01 - 70%	70.01 - 75%
Cash Out	-0.250	-0.250	
Property Type	≤ 60%	60.01 - 70%	70.01 - 75%
Condominium (Attached)	-0.250	-0.250	
Non-Warrantable Condo*	-0.500		

PRICING NOTES	TPO FEE INFORMATION	Buy-Up/Buy-Downs
Borrower Paid Comp Only MAX PRICE = 99.000	Underwriting Fee \$1,795 Credit Report (Per Borrower) Actual Financial Literacy Education \$75 POC Flood Check \$12 Tax Service \$69 Appraisal Desk Review \$250	2:1 Buy-Up options available in Pricer for Loans with LLPAs (not to exceed 99.000 Price). Off-Sheet Buy-Up/Buy-Down Not Permitted.
Extensions	Ineligible States	Notes
5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225	DC, ME, MD NC, NV, PA, WA, WV	*N-W Condo Maximum 50% LTV

Note: Rates & pricing subject to change without prior notificaton

Date: 5/2/2024

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		