



# 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](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



# 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	105.148	104.948	104.948	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	104.898	104.698	104.698		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	104.648	104.448	104.448		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	104.398	104.198	104.198		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	104.148	103.948	103.948		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	103.898	103.698	103.698		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	103.648	103.448	103.448		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	103.398	103.198	103.198		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	103.148	102.948	102.948		640-659	-	-	-	-	-	-	-	-	-
8.875	102.898	102.698	102.698		620-639	-	-	-	-	-	-	-	-	-
8.750	102.617	102.417	102.417	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	102.335	102.135	102.135		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.375	-	-
8.500	102.054	101.854	101.854		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.250	-0.375	-0.375	-	-	-
8.375	101.773	101.573	101.573		>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-
8.250	101.492	101.292	101.292		DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
8.125	101.210	101.010	101.010	Loan Type LLPAs	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-
8.000	100.929	100.729	100.729		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
7.875	100.617	100.417	100.417		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.750	100.304	100.104	100.104		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-1.125	-	-
7.625	99.992	99.792	99.792		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.500	99.679	99.479	99.479		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.375	99.304	99.104	99.104	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
7.250	98.929	98.729	98.729		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	-
7.125	98.554	98.354	98.354		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
7.000	98.179	97.979	97.979	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	97.804	97.604	97.604		Asset Depletion 84 Mos	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-
6.750	97.304	97.104	97.104		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	96.804	96.604	96.604		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.500	96.304	96.104	96.104		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	104.273	104.073	104.073	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	104.023	103.823	103.823		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250	
9.750	103.773	103.573	103.573		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375	
9.625	103.523	103.323	103.323		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625	
9.500	103.273	103.073	103.073		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-	
9.375	103.023	102.823	102.823		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-	
9.250	102.773	102.573	102.573		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-	
9.125	102.523	102.323	102.323		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-	
9.000	102.273	102.073	102.073		640-659	-	-	-	-	-	-	-	-	-	
8.875	102.023	101.823	101.823		620-639	-	-	-	-	-	-	-	-	-	
8.750	101.742	101.542	101.542		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	101.460	101.260	101.260			>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.500	101.179	100.979	100.979			>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
8.375	100.898	100.698	100.698			Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-	-
8.250	100.617	100.417	100.417		Loan Type LLPAs	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.125	100.335	100.135	100.135			Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
8.000	100.054	99.854	99.854			Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-
7.875	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	-
7.750	99.429	99.229	99.229			Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.625	99.117	98.917	98.917			Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-
7.500	98.804	98.604	98.604	Multi Unit	-0.250		-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-	
7.375	98.429	98.229	98.229	Non-Warrantable Condo	-0.375		-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-	
7.250	98.054	97.854	97.854	INCOME DOC TYPE LLPAs	Asset Depletion		0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
7.125	97.679	97.479	97.479		1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875	
7.000	97.304	97.104	97.104		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000	
6.875	96.929	96.729	96.729		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-	
6.750	96.429	96.229	96.229		1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750	
6.625	95.929	95.729	95.729	PREPAYMENT PENALTY (Investment Occupancy)	3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-	
6.500	95.429	95.229	95.229		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	-	
				CREDIT EVENT	1x30x12	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
					2x30x12 or 1x60x24	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-	
					FC/SS/DIL/BK7 37 - 48mo	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	-1.250	
					FC/SS/DIL/BK7 25 - 36mo	-1.000	-1.000	-1.000	-1.000	-1.250	-1.500	-1.500	-1.500	-	
					EXTENSION FEES:	Minimum Price	Max Price (After LLPA)	NOTES							
				5 Days = -0.075; 10 Days = -0.150	98.000	101.000	Borrower Paid Comp Only (LPC NOT Allowed)								
				15 Days = -0.225; 20 Days = -0.30			Max 1% for Closing Costs (after LLPAs)								
				30 Days = -0.450											



# ALT-DOC EXPRESS

## 30-Day Lock

### 5/6 SOFR ARM

### 30 Yr Fix & 10/6 SOFR ARM

Rate	30 day
7.875%	99.063
8.000%	99.375
8.125%	99.688
8.250%	100.000
8.375%	100.313
8.500%	100.625
8.625%	100.938
8.750%	101.250
8.875%	101.563

Rate	30 day
8.000%	99.063
8.125%	99.375
8.250%	99.688
8.375%	100.000
8.500%	100.313
8.625%	100.625
8.750%	100.938
8.875%	101.250
9.000%	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	105.847	105.647	105.647	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	105.597	105.397	105.397		>=780	0.750	0.500	0.375	0.000	-0.125	-0.500	-0.875	
9.750	105.347	105.147	105.147		760-779	0.750	0.500	0.250	-0.125	-0.375	-0.625	-0.875	
9.625	105.097	104.897	104.897		740-759	0.625	0.375	0.125	-0.125	-0.375	-0.625	-1.000	
9.500	104.847	104.647	104.647		720-739	0.500	0.250	0.000	-0.125	-0.500	-0.750	-1.125	
9.375	104.597	104.397	104.397		700-719	0.375	0.000	-0.250	-0.500	-0.750	-1.125	-1.625	
9.250	104.347	104.147	104.147		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	
9.125	104.097	103.897	103.897		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	
9.000	103.847	103.647	103.647		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
8.875	103.597	103.397	103.397										
8.750	103.316	103.116	103.116										
8.625	103.035	102.835	102.835	Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-	
8.500	102.753	102.553	102.553		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
8.375	102.472	102.272	102.272		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.250	102.191	101.991	101.991		Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.750	-1.125	-1.500	-	
8.125	101.910	101.710	101.710		Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.000	101.628	101.428	101.428										
7.875	101.316	101.116	101.116	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	
7.750	101.003	100.803	100.803		Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875	
7.625	100.691	100.491	100.491		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	
7.500	100.378	100.178	100.178										
7.375	100.003	99.803	99.803	PREPAYMENT PENALTY	3 year	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.250	99.628	99.428	99.428		2 year	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	
7.125	99.253	99.053	99.053		1 year	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	
7.000	98.878	98.678	98.678		No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	
6.875	98.503	98.303	98.303										
6.750	98.003	97.803	97.803	DSCR	DSCR 0.75 - 0.99	-0.500	-0.625	-0.750	-0.750	-0.875	-1.000	-	
6.625	97.503	97.303	97.303		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
6.500	97.003	96.803	96.803		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
<b>9.000%</b>	<b>98.500</b>

### ADJUSTMENTS TO PRICE

FICO	≤ 60%	60.01 - 70%	70.01 - 75%
<b>740+</b>	0.000	-0.250	-0.500
<b>700-739</b>	0.000	-0.375	-0.625
<b>680-699</b>	0.000	-0.500	-1.000
Loan Balance	≤ 60%	60.01 - 70%	70.01 - 75%
<b>≤ \$1,000,000</b>	0.000	0.000	0.000
<b>\$1,000,001 - \$2,000,000</b>	-0.250	-0.500	-0.750
Purpose	≤ 60%	60.01 - 70%	70.01 - 75%
<b>Cash Out</b>	-0.250	-0.250	
Property Type	≤ 60%	60.01 - 70%	70.01 - 75%
<b>Condominium (Attached)</b>	-0.250	-0.250	
<b>Non-Warrantable Condo*</b>	-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: 5/7/2024

**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		