



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	105.278	105.078	105.078	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	105.028	104.828	104.828		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	104.778	104.578	104.578		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	104.528	104.328	104.328		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	104.278	104.078	104.078		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	104.028	103.828	103.828		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	103.778	103.578	103.578		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	103.528	103.328	103.328		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	103.278	103.078	103.078		640-659	-	-	-	-	-	-	-	-	-
8.875	103.028	102.828	102.828		620-639	-	-	-	-	-	-	-	-	-
8.750	102.747	102.547	102.547	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	102.465	102.265	102.265		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.375	-	-
8.500	102.184	101.984	101.984		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-	-	-
8.375	101.903	101.703	101.703		>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-
8.250	101.622	101.422	101.422		DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
8.125	101.340	101.140	101.140	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-	
8.000	101.059	100.859	100.859	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
7.875	100.747	100.547	100.547	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.750	100.434	100.234	100.234	Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-1.125	-	-	
7.625	100.122	99.922	99.922	Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-	
7.500	99.809	99.609	99.609	Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
7.375	99.434	99.234	99.234	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
7.250	99.059	98.859	98.859		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	-
7.125	98.684	98.484	98.484		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
7.000	98.309	98.109	98.109	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	97.934	97.734	97.734		Asset Depletion 84 Mos	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-
6.750	97.434	97.234	97.234		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	96.934	96.734	96.734		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.500	96.434	96.234	96.234		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	104.403	104.203	104.203	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	104.153	103.953	103.953		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	103.903	103.703	103.703		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	103.653	103.453	103.453		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	103.403	103.203	103.203		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	103.153	102.953	102.953		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	102.903	102.703	102.703		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	102.653	102.453	102.453		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	102.403	102.203	102.203		640-659	-	-	-	-	-	-	-	-	-
8.875	102.153	101.953	101.953		620-639	-	-	-	-	-	-	-	-	-
8.750	101.872	101.672	101.672	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	101.590	101.390	101.390		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.500	101.309	101.109	101.109		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
8.375	101.028	100.828	100.828		Interest Only	0.000	0.000	-0.500	-0.500	-0.625	-0.750	-1.000	-	-
8.250	100.747	100.547	100.547	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	100.465	100.265	100.265		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
8.000	99.984	99.984	99.984		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-
7.875	99.872	99.672	99.672		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.750	99.559	99.359	99.359		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.625	99.247	99.047	99.047		Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-
7.500	98.934	98.734	98.734	Property Type LLPAs	Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-
7.375	98.559	98.359	98.359		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-
7.250	98.184	97.984	97.984		Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
7.125	97.809	97.609	97.609	INCOME DOC TYPE LLPAs	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	97.434	97.234	97.234		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.875	97.059	96.859	96.859		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-
6.750	96.559	96.359	96.359		1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750
6.625	96.059	95.859	95.859	PREPAYMENT PENALTY (Investment Occupancy)	3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-
6.500	95.559	95.359	95.359		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	-
				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
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	105.937	105.737	105.737	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	105.687	105.487	105.487		>=780	0.750	0.500	0.375	0.000	-0.125	-0.500	-0.875
9.750	105.437	105.237	105.237		760-779	0.750	0.500	0.250	-0.125	-0.375	-0.625	-0.875
9.625	105.187	104.987	104.987		740-759	0.625	0.375	0.125	-0.125	-0.375	-0.625	-1.000
9.500	104.937	104.737	104.737		720-739	0.500	0.250	0.000	-0.125	-0.500	-0.750	-1.125
9.375	104.687	104.487	104.487		700-719	0.375	0.000	-0.250	-0.500	-0.750	-1.125	-1.625
9.250	104.437	104.237	104.237		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-
9.125	104.187	103.987	103.987		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-
9.000	103.937	103.737	103.737									
8.875	103.687	103.487	103.487		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.375
8.750	103.406	103.206	103.206									
8.625	103.125	102.925	102.925	Loan Type LLPAs		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
8.500	102.843	102.643	102.643		Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-
8.375	102.562	102.362	102.362		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.250	102.281	102.081	102.081		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000
8.125	102.000	101.800	101.800		Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.750	-1.125	-1.500	-
8.000	101.718	101.518	101.518		Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000
7.875	101.406	101.206	101.206	Property Type LLPAs		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
7.750	101.093	100.893	100.893		Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-
7.625	100.781	100.581	100.581		Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875
7.500	100.468	100.268	100.268		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-
7.375	100.093	99.893	99.893	PREPAYMENT PENALTY		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
7.250	99.718	99.518	99.518		3 year	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.125	99.343	99.143	99.143		2 year	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
7.000	98.968	98.768	98.768		1 year	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125
6.875	98.593	98.393	98.393		No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625
6.750	98.093	97.893	97.893	DSCR		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
6.625	97.593	97.393	97.393		DSCR 0.75 - 0.99	-0.500	-0.625	-0.750	-0.750	-0.875	-1.000	-
6.500	97.093	96.893	96.893		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
					DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375
				CREDIT EVENT		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
					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
9.000%	98.500

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: 5/13/2024

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		