



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	105.858	105.658	105.658	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	105.608	105.408	105.408		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250	
9.750	105.358	105.158	105.158		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375	
9.625	105.108	104.908	104.908		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625	
9.500	104.858	104.658	104.658		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-	
9.375	104.608	104.408	104.408		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-	
9.250	104.358	104.158	104.158		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-	
9.125	104.108	103.908	103.908		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-	
9.000	103.858	103.658	103.658		640-659	-	-	-	-	-	-	-	-	-	
8.875	103.608	103.408	103.408		620-639	-	-	-	-	-	-	-	-	-	
8.750	103.327	103.127	103.127	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	103.045	102.845	102.845		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.375	-	-	
8.500	102.764	102.564	102.564		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-	-	-	
8.375	102.483	102.283	102.283		>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-	
8.250	102.202	102.002	102.002		Loan Type LLPAs	DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
8.125	101.920	101.720	101.720			Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-
8.000	101.639	101.439	101.439			Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
7.875	101.327	101.127	101.127			Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.750	101.014	100.814	100.814	Cashout / Debt Consolidation		-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-1.125	-	-	
7.625	100.702	100.502	100.502	Second Home Occ.		0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-	
7.500	100.389	100.189	100.189	Investor Occ.		0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
7.375	100.014	99.814	99.814	Property Type LLPAs		Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
7.250	99.639	99.439	99.439		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	-	
7.125	99.264	99.064	99.064		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-	
7.000	98.889	98.689	98.689	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	98.514	98.314	98.314		Asset Depletion 84 Mos	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-	
6.750	98.014	97.814	97.814		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	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	
6.500	97.014	96.814	96.814		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	104.983	104.783	104.783	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	104.733	104.533	104.533		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250
9.750	104.483	104.283	104.283		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375
9.625	104.233	104.033	104.033		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625
9.500	103.983	103.783	103.783		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-
9.375	103.733	103.533	103.533		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-
9.250	103.483	103.283	103.283		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-
9.125	103.233	103.033	103.033		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-
9.000	102.983	102.783	102.783		640-659	-	-	-	-	-	-	-	-	-
8.875	102.733	102.533	102.533		620-639	-	-	-	-	-	-	-	-	-
8.750	102.452	102.252	102.252	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	102.170	101.970	101.970		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.500	101.889	101.689	101.689		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
8.375	101.608	101.408	101.408	Loan Type LLPAs	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-	-
8.250	101.327	101.127	101.127		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.125	101.045	100.845	100.845		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
8.000	100.764	100.564	100.564		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-
7.875	100.452	100.252	100.252		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.750	100.139	99.939	99.939		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
7.625	99.827	99.627	99.627		Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-
7.500	99.514	99.314	99.314	Multi Unit		-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-
7.375	99.139	98.939	98.939	Non-Warrantable Condo		-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-
7.250	98.764	98.564	98.564	INCOME DOC TYPE LLPAs		Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
7.125	98.389	98.189	98.189		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	98.014	97.814	97.814		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000
6.875	97.639	97.439	97.439		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-
6.750	97.139	96.939	96.939		1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-1.250	-1.750
6.625	96.639	96.439	96.439	PREPAYMENT PENALTY (Investment Occupancy)	3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-
6.500	96.139	95.939	95.939		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	106.357	106.157	106.157	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	106.107	105.907	105.907		>=780	0.750	0.500	0.375	0.000	-0.125	-0.500	-0.875	
9.750	105.857	105.657	105.657		760-779	0.750	0.500	0.250	-0.125	-0.375	-0.625	-0.875	
9.625	105.607	105.407	105.407		740-759	0.625	0.375	0.125	-0.125	-0.375	-0.625	-1.000	
9.500	105.357	105.157	105.157		720-739	0.500	0.250	0.000	-0.125	-0.500	-0.750	-1.125	
9.375	105.107	104.907	104.907		700-719	0.375	0.000	-0.250	-0.500	-0.750	-1.125	-1.625	
9.250	104.857	104.657	104.657		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	
9.125	104.607	104.407	104.407		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	
9.000	104.357	104.157	104.157		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
8.875	104.107	103.907	103.907										
8.750	103.826	103.626	103.626										
8.625	103.545	103.345	103.345	Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-	
8.500	103.263	103.063	103.063		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
8.375	102.982	102.782	102.782		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.250	102.701	102.501	102.501		Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.750	-1.125	-1.500	-	
8.125	102.420	102.220	102.220		Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.000	102.138	101.938	101.938										
7.875	101.826	101.626	101.626	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	
7.750	101.513	101.313	101.313		Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875	
7.625	101.201	101.001	101.001		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	
7.500	100.888	100.688	100.688										
7.375	100.513	100.313	100.313	PREPAYMENT PENALTY	3 year	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.250	100.138	99.938	99.938		2 year	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	
7.125	99.763	99.563	99.563		1 year	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	
7.000	99.388	99.188	99.188		No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	
6.875	99.013	98.813	98.813										
6.750	98.513	98.313	98.313	DSCR	DSCR 0.75 - 0.99	-0.500	-0.625	-0.750	-0.750	-0.875	-1.000	-	
6.625	98.013	97.813	97.813		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
6.500	97.513	97.313	97.313		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: 5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	NOTES 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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Underwriting Fee</td> <td style="text-align: right;">\$1,795</td> </tr> <tr> <td>Credit Report (Per Borrower)</td> <td style="text-align: right;">Actual</td> </tr> <tr> <td>Financial Literacy Education</td> <td style="text-align: right;">\$75 POC</td> </tr> <tr> <td>Flood Check</td> <td style="text-align: right;">\$12</td> </tr> <tr> <td>Tax Service</td> <td style="text-align: right;">\$69</td> </tr> <tr> <td>Appraisal Desk Review</td> <td style="text-align: right;">\$250</td> </tr> </table>	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.
Underwriting Fee	\$1,795													
Credit Report (Per Borrower)	Actual													
Financial Literacy Education	\$75 POC													
Flood Check	\$12													
Tax Service	\$69													
Appraisal Desk Review	\$250													
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: 6/12/2024