



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

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											
9.250	104.143	104.143	104.143	CLTV/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%	
9.125	104.018	104.018	104.018		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-1.750	-2.875	
9.000	103.893	103.893	103.893		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.250	-1.875	-3.000	
8.990	103.893	103.893	103.893		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-2.125	-3.500	
8.875	103.705	103.705	103.705		720-739	0.875	0.750	0.500	0.500	0.000	-0.500	-1.125	-2.625	-	
8.750	103.518	103.518	103.518		700-719	0.500	0.500	0.375	0.125	-0.375	-1.000	-1.625	-3.625	-	
8.625	103.330	103.330	103.330		680-699	0.500	0.375	0.000	-0.500	-0.875	-1.750	-2.625	-	-	
8.500	103.143	103.143	103.143		660-679	-0.250	-0.500	-0.875	-1.375	-1.750	-2.750	-3.375	-	-	
8.375	102.893	102.893	102.893		640-659	-	-	-	-	-	-	-	-	-	
8.250	102.643	102.643	102.643		620-639	-	-	-	-	-	-	-	-	-	
8.125	102.393	102.393	102.393												
8.000	102.143	102.143	102.143		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
7.990	102.143	102.143	102.143			>\$2.0mm, <=\$2.5mm	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500	-0.500	-	-
7.875	101.893	101.893	101.893			>\$2.5mm, <=\$3.0mm	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	-	-
7.750	101.643	101.643	101.643			>\$3.0mm, <=\$3.5mm	-0.375	-0.500	-0.500	-0.750	-	-	-	-	-
7.625	101.393	101.393	101.393												
7.500	101.143	101.143	101.143	Loan Type LLPAs	DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-	
7.375	100.830	100.830	100.830		Interest Only	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375	-	
7.250	100.486	100.486	100.486		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
7.125	100.143	100.143	100.143		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.000	99.768	99.768	99.768		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-	-	
6.990	99.768	99.768	99.768		Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-	
6.875	99.393	99.393	99.393		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
6.750	99.018	99.018	99.018												
6.625	98.580	98.580	98.580	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-	
6.500	98.080	98.080	98.080		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500	-0.500	-	
6.375	97.580	97.580	97.580		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-	
6.250	97.080	97.080	97.080	INCOME DOC TYPE LLPAs	Asset Depletion 60 Mos	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-	
6.125	96.580	96.580	96.580		Asset Depletion 84 Mos	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-	
					1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
					Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
					Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.625	-	-	
					1099	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
				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	105.773	105.573	105.573	CLTV/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	105.523	105.323	105.323		>=780	1.125	1.000	0.875	0.750	0.375	0.250	-0.125	-2.375	-4.250	
9.750	105.273	105.073	105.073		760-779	1.000	0.875	0.750	0.625	0.250	0.125	-0.125	-2.500	-4.375	
9.625	105.023	104.823	104.823		740-759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.375	-5.625	
9.500	104.773	104.573	104.573		720-739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.000	-	
9.375	104.523	104.323	104.323		700-719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.125	-	
9.250	104.273	104.073	104.073		680-699	0.500	0.375	-0.250	-0.750	-1.375	-2.625	-3.500	-	-	
9.125	104.023	103.823	103.823		660-679	-0.125	-0.250	-1.125	-1.500	-2.375	-3.375	-4.125	-	-	
9.000	103.773	103.573	103.573		640-659	-	-	-	-	-	-	-	-	-	
8.875	103.523	103.323	103.323		620-639	-	-	-	-	-	-	-	-	-	
8.750	103.273	103.073	103.073												
8.625	102.973	102.773	102.773		Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
8.500	102.723	102.523	102.523			>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-	-	-
8.375	102.473	102.273	102.273			>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
8.250	102.223	102.023	102.023												
8.125	101.973	101.773	101.773		Loan Type LLPAs	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-	-
8.000	101.723	101.523	101.523			Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
7.875	101.473	101.273	101.273			Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.750	101.223	101.023	101.023			Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.875	-	-	-
7.625	100.973	100.773	100.773			Second Home Occ.	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	-0.750	-
7.500	100.723	100.523	100.523	Investor Occ.		0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
7.375	100.473	100.273	100.273												
7.250	100.223	100.023	100.023	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-	
7.125	100.023	99.823	99.823		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-	
7.000	99.823	99.623	99.623		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-	
6.875	99.623	99.423	99.423	INCOME DOC TYPE LLPAs	Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-	
6.750	99.423	99.223	99.223		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	99.223	99.023	99.023		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.625	-1.000	
6.500	99.023	98.823	98.823		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	-	
				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
7.625%	99.063
7.750%	99.375
7.875%	99.688
8.000%	100.000
8.125%	100.313
8.250%	100.625
8.375%	100.938
8.500%	101.250
8.625%	101.563

Rate	30 day
7.750%	99.063
7.875%	99.375
8.000%	99.688
8.125%	100.000
8.250%	100.313
8.375%	100.625
8.500%	100.938
8.625%	101.250
8.750%	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	107.367	107.167	107.167	CLTV/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	107.117	106.917	106.917		>=780	0.750	0.500	0.375	0.000	-0.125	-0.500	-0.875	
9.750	106.867	106.667	106.667		760-779	0.750	0.500	0.250	-0.125	-0.375	-0.625	-0.875	
9.625	106.617	106.417	106.417		740-759	0.625	0.375	0.125	-0.125	-0.375	-0.625	-1.000	
9.500	106.367	106.167	106.167		720-739	0.500	0.250	0.000	-0.125	-0.500	-0.750	-1.125	
9.375	106.117	105.917	105.917		700-719	0.375	0.000	-0.250	-0.500	-0.750	-1.125	-1.625	
9.250	105.867	105.667	105.667		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	
9.125	105.617	105.417	105.417		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	
9.000	105.367	105.167	105.167		Loan Balance LLPAs	UPB <=\$250k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.875	105.117	104.917	104.917			Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250
8.750	104.836	104.636	104.636	Escrow Waiver			-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
8.625	104.555	104.355	104.355	Purchase	0.000		0.000	0.000	0.000	0.000	0.000	0.000	
8.500	104.273	104.073	104.073	Cashout / Debt Consolidation	-0.500		-0.500	-0.500	-0.750	-0.750	-0.750	-	
8.375	103.992	103.792	103.792	Rate Refi	0.000		0.000	0.000	0.000	0.000	0.000	0.000	
8.250	103.711	103.511	103.511	Property Type LLPAs	Warrantable Condo (Attached)		-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-
8.125	103.430	103.230	103.230		Multi Unit	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	
8.000	103.148	102.948	102.948		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	
7.875	102.836	102.636	102.636		PREPAYMENT PENALTY	3 year	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.750	102.523	102.323	102.323	2 year		-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	
7.625	102.211	102.011	102.011	1 year		-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	
7.500	101.898	101.698	101.698	No Prepay Penalty		-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	
7.375	101.523	101.323	101.323	DSCR		DSCR 0.75 - 0.99	-0.500	-0.625	-0.625	-0.625	-0.625	-0.625	-
7.250	101.148	100.948	100.948		DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
7.125	100.773	100.573	100.573		DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375	
7.000	100.398	100.198	100.198	CREDIT EVENT	FC/SS/DIL/BK7 37 - 48mo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
6.875	100.023	99.823	99.823		LOCK/PRICING NOTES	EXTENSION FEES:	NOTES						
6.750	99.523	99.323	99.323	5 Days = -0.075; 10 Days = -0.150		Borrower Paid Compensation Only (LPC NOT Allowed)							
6.625	99.023	98.823	98.823	15 Days = -0.225; 20 Days = -0.30	Max 1% for Closing Costs (after LLPAs)								
6.500	98.523	98.323	98.323	30 Days = -0.450									
				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						

30 Year Fixed

RATE	30-Day Price
9.000%	98.500

For loans in the state of North Carolina, refer to NC section below.

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	Application 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, NV, PA, WA, WV	*N-W Condo Maximum 50% LTV

State Specific Pricing

North Carolina 30 Year Fixed

LTV/CLTV	Rate	30-Day Price	Origination Fee
< 70%	9.25%	100.000	1.00%
≥ 70%	9.25%	100.000	1.50%

Loans in the state of North Carolina receive pricing in this section. LLPAs do NOT apply. Lender Fee Buy-out not available. No Buy-up or Buy-downs. All NC loans receive a Par (100.00) price with an origination fee subject-to the transaction LTV.