

Southern California Wholesale Ratesheet

10370 Commerce Center, Suite 110, Rancho Cucamonga, CA 91730

Loan Operation Center: (800) 733-3657

Monday, October 15, 2018

8:34 AM

Price Code: 2018-238



PBM Market Update

Friday, Mortgages and Treasuries traded slightly lower on favorable economic data which showed Import Prices rising 0.5% jumping faster than expected and the largest increase since May. Export Prices came in unchanged in September. Univ. of Michigan Sentiment also came in as expected up 100.5 from the previous reading of +100.1. Mortgages closed down 1 tick and the 10 year finished down 4+ ticks at 3.163%. Equities rebounded from a rough week as the Dow ended the day up 287+ points and the S&P closed up 37+ points. This morning, Retail Sales barely rose in September up 0.1%, well below the expected +0.6% most due to the biggest drop in spending in restaurants and bars in the last 2 years. Empire Manufacturing rose 21.1 in October from the expected increase of 19.0. Right now Mortgages are up 1+ ticks and the 10 year is at 3.146%.

PBM Economic Releases

Monday	Empire Manufacturing/Retail Sales/Wholesale Inventories
Tuesday	Industrial Production/NAHB Housing Market/JOLTS Job Openings
Wednesday	Mortgage Application Index/Housing Starts/Building Permits/FOMC Minutes
Thursday	Initial Jobless Claims/Philadelphia Fed Business Outlook
Friday	Existing Home Sales

TODAY'S MARK ON FANNIE MAE 4.5% SECURITY NOVEMBER

102-17

PBM Extension Policies

<u>Extensions:</u>	<u>Days</u>	<u>Cost</u>
	7 Days	0.125
For Speciality & Jumbo product Extension Fees, please see the top of pages 6-8	15 Days	0.250
	20 Days	0.375

3rd Extension or Relocks:

Worse Case Pricing Plus .25 For 15 Days

Free 7 day extension if current market is .500% in price better than existing lock

Free 15 day extension if current market is .750% in price better than existing lock

A renegotiation for a free extension counts as one of the two extensions

PBM Expiration Dates on Today's Locks

15 Day Lock	10/30/2018
30 Day Lock	11/14/2018
45 Day Lock	11/29/2018
60 Day Lock	12/14/2018

For longer lock periods please contact your Wholesale Coordinator

PBM Lock Policies

If changing Product Types during the lock period, lock goes to Worse Case Pricing

If changing Product Codes within the same Product Type, the lock goes to the original lock date for pricing

If changing Rates within the lock period, pricing goes to the original lock date for pricing

Operation Turn Times



**Timing may vary depending on quality of submission

Indicies

WSJ PRIME	WSJ 1YR LIBOR	1YR CMT (Treasury)	3 Yr Treasury	5 Year Treasury
5.250%	2.954%	2.620%	2.940%	3.010%
7 Yr Treasury	10 Year Treasury	30 Yr Treasury	1 Month Libor	6 Month Libor
3.090%	3.150%	4.534%	2.280%	2.635%

Southern California Sales Staff

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Upcoming Product Rollouts

New 30 Year Fixed Portfolio Program
 Temporary Buydowns
 Investor Bank Statement Program

TBD Submission Due Dates

Lock Period	Delivery Period	Submission Due Date
30 Days	7 Days	10/22/2018
45 Days	14 Days	10/29/2018
60 Days	21 Days	11/05/2018

PBM Lender Fees

Administration Fee	\$945.00
FHA Administration Fee	\$945.00
FHA Streamline Administration Fee	\$645.00
VA Administration Fee	\$945.00
Flood, Tax and Wire Fee	Included
PBM stand alone 2nd TD	\$495.00

Important Announcement

Lender Fee Buy-Out Option: In order to assist transactions in complying with the 3% ATR/QM Mortgage Regulatory Requirement, Provident Bank Mortgage provides a Lender Fee Buy-Out Option. This Option is facilitated through the PBM TPO Broker Connect at time of registration or lock.

For further details, please contact your Account Executive

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PBM Mortgagee Clause

Provident Savings Bank, F.S.B.
 Its Successors and/or Assigns
 3756 Central Avenue
 Riverside, CA 92506

Loan Officer Compensation Disclosure

This Published Rate Sheet does not include any Loan Officer Compensation. Please make sure you adjust this Rate Sheet with your Compensation Plan with Provident Bank Mortgage before quoting your customers. If you are not sure what your Compensation Plan is please contact your Account Executive.

Conventional Agency Fixed Conforming and High Balance Products

FNMA Conforming 30 Year Fixed Max Rebate is 4.000 %					
CF30FN	Rate	15 Day	30 Day	45 Day	60 Day
6.250	(5.875)	(5.750)	(5.500)	(5.250)	
6.125	(5.750)	(5.625)	(5.375)	(5.125)	
5.999	(5.250)	(5.125)	(4.875)	(4.625)	
5.875	(5.000)	(4.875)	(4.625)	(4.375)	
5.750	(4.750)	(4.625)	(4.375)	(4.125)	
5.625	(4.625)	(4.500)	(4.250)	(4.000)	
5.500	(4.250)	(4.125)	(3.875)	(3.625)	
5.375	(3.875)	(3.750)	(3.500)	(3.250)	
5.250	(3.625)	(3.500)	(3.250)	(3.000)	
5.125	(3.125)	(3.000)	(2.750)	(2.500)	
4.999	(2.625)	(2.500)	(2.250)	(2.000)	
4.875	(2.000)	(1.875)	(1.625)	(1.375)	

FNMA Conforming 15 Year Fixed Max Rebate is 4.000 %					
CF15FN	Rate	15 Day	30 Day	45 Day	60 Day
5.125	(4.125)	(4.000)	(3.750)	(3.500)	
4.999	(3.500)	(3.375)	(3.125)	(2.875)	
4.875	(3.250)	(3.125)	(2.875)	(2.625)	
4.750	(3.000)	(2.875)	(2.625)	(2.375)	
4.625	(2.750)	(2.625)	(2.375)	(2.125)	
4.500	(2.250)	(2.125)	(1.875)	(1.625)	
4.375	(1.625)	(1.500)	(1.250)	(1.000)	
4.250	(1.375)	(1.250)	(1.000)	(0.750)	
4.125	(1.250)	(1.125)	(0.875)	(0.625)	
3.999	(0.638)	(0.513)	(0.263)	(0.013)	
3.875	0.000	0.125	0.375	0.625	
3.750	0.250	0.375	0.625	0.875	

FNMA Conforming High Balance 30 Yr Fixed Max Rebate is 4.000 %					
CF30HBFN	Rate	15 Day	30 Day	45 Day	60 Day
6.250	(4.625)	(4.500)	(4.250)	(4.000)	
6.125	(4.500)	(4.375)	(4.125)	(3.875)	
5.999	(4.000)	(3.875)	(3.625)	(3.375)	
5.875	(3.750)	(3.625)	(3.375)	(3.125)	
5.750	(3.500)	(3.375)	(3.125)	(2.875)	
5.625	(3.500)	(3.375)	(3.125)	(2.875)	
5.500	(3.125)	(3.000)	(2.750)	(2.500)	
5.375	(2.750)	(2.625)	(2.375)	(2.125)	
5.250	(2.500)	(2.375)	(2.125)	(1.875)	
5.125	(2.125)	(2.000)	(1.750)	(1.500)	

FNMA Conforming 20 Year Fixed Max Rebate is 4.000 %					
CF20FNFR	Rate	15 Day	30 Day	45 Day	60 Day
6.125	(6.000)	(5.875)	(5.625)	(5.375)	
5.999	(5.500)	(5.375)	(5.125)	(4.875)	
5.875	(5.250)	(5.125)	(4.875)	(4.625)	
5.750	(5.000)	(4.875)	(4.625)	(4.375)	
5.625	(4.875)	(4.750)	(4.500)	(4.250)	
5.500	(4.500)	(4.375)	(4.125)	(3.875)	
5.375	(4.125)	(4.000)	(3.750)	(3.500)	
5.250	(3.875)	(3.750)	(3.500)	(3.250)	
5.125	(3.375)	(3.250)	(3.000)	(2.750)	
4.999	(2.875)	(2.750)	(2.500)	(2.250)	

FNMA Conforming 10 Year Fixed Max Rebate is 4.000 %					
CF10FNFR	Rate	15 Day	30 Day	45 Day	60 Day
5.125	(4.250)	(4.125)	(3.875)	(3.625)	
4.999	(3.625)	(3.500)	(3.250)	(3.000)	
4.875	(3.375)	(3.250)	(3.000)	(2.750)	
4.750	(3.125)	(3.000)	(2.750)	(2.500)	
4.625	(2.875)	(2.750)	(2.500)	(2.250)	
4.500	(2.375)	(2.250)	(2.000)	(1.750)	
4.375	(1.750)	(1.625)	(1.375)	(1.125)	
4.250	(1.500)	(1.375)	(1.125)	(0.875)	
4.125	(1.375)	(1.250)	(1.000)	(0.750)	

FNMA Conforming High Balance 15 Yr Fixed Max Rebate is 4.000 %					
CF15HBFN	Rate	15 Day	30 Day	45 Day	60 Day
5.125	(3.000)	(2.875)	(2.625)	(2.375)	
4.999	(2.375)	(2.250)	(2.000)	(1.750)	
4.875	(2.125)	(2.000)	(1.750)	(1.500)	
4.750	(1.875)	(1.750)	(1.500)	(1.250)	
4.625	(1.625)	(1.500)	(1.250)	(1.000)	
4.500	(1.125)	(1.000)	(0.750)	(0.500)	
4.375	(0.500)	(0.375)	(0.125)	0.125	

Freddie Mac Conforming 30 Year Fixed Max Rebate is 4.000 %					
CF30FR	Rate	15 Day	30 Day	45 Day	60 Day
6.250	(5.875)	(5.750)	(5.500)	(5.250)	
6.125	(5.750)	(5.625)	(5.375)	(5.125)	
5.999	(5.250)	(5.125)	(4.875)	(4.625)	
5.875	(5.000)	(4.875)	(4.625)	(4.375)	
5.750	(4.750)	(4.625)	(4.375)	(4.125)	
5.625	(4.625)	(4.500)	(4.250)	(4.000)	
5.500	(4.250)	(4.125)	(3.875)	(3.625)	
5.375	(3.875)	(3.750)	(3.500)	(3.250)	
5.250	(3.625)	(3.500)	(3.250)	(3.000)	
5.125	(3.125)	(3.000)	(2.750)	(2.500)	
4.999	(2.625)	(2.500)	(2.250)	(2.000)	

Freddie Mac Open Access 30 Yr Fixed Max Rebate is 4.000 %					
CF30OAFR	Rate	15 Day	30 Day	45 Day	60 Day
5.999	(4.750)	(4.625)	(4.375)	(4.125)	
5.875	(4.500)	(4.375)	(4.125)	(3.875)	
5.750	(4.250)	(4.125)	(3.875)	(3.625)	
5.625	(4.125)	(4.000)	(3.750)	(3.500)	
5.500	(3.750)	(3.625)	(3.375)	(3.125)	
5.375	(3.375)	(3.250)	(3.000)	(2.750)	
5.250	(3.125)	(3.000)	(2.750)	(2.500)	
5.125	(2.625)	(2.500)	(2.250)	(2.000)	
4.999	(2.125)	(2.000)	(1.750)	(1.500)	
4.875	(1.500)	(1.375)	(1.125)	(0.875)	

FNMA DU Refi 30 Year Fixed 135% LTV Max Rebate is 4.000 %					
CF30DRFN	Rate	15 Day	30 Day	45 Day	60 Day
5.999	(4.625)	(4.500)	(4.250)	(4.000)	
5.875	(4.375)	(4.250)	(4.000)	(3.750)	
5.750	(4.125)	(4.000)	(3.750)	(3.500)	
5.625	(4.000)	(3.875)	(3.625)	(3.375)	
5.500	(3.625)	(3.500)	(3.250)	(3.000)	
5.375	(3.250)	(3.125)	(2.875)	(2.625)	
5.250	(3.000)	(2.875)	(2.625)	(2.375)	
5.125	(2.500)	(2.375)	(2.125)	(1.875)	
4.999	(2.000)	(1.875)	(1.625)	(1.375)	

Freddie Mac Conforming 15 Yr Fixed Max Rebate is 4.000 %					
CF15FR	Rate	15 Day	30 Day	45 Day	60 Day
5.125	(4.125)	(4.000)	(3.750)	(3.500)	
4.999	(3.500)	(3.375)	(3.125)	(2.875)	
4.875	(3.250)	(3.125)	(2.875)	(2.625)	
4.750	(3.000)	(2.875)	(2.625)	(2.375)	
4.625	(2.750)	(2.625)	(2.375)	(2.125)	
4.500	(2.250)	(2.125)	(1.875)	(1.625)	
4.375	(1.625)	(1.500)	(1.250)	(1.000)	
4.250	(1.375)	(1.250)	(1.000)	(0.750)	
4.125	(1.250)	(1.125)	(0.875)	(0.625)	
3.999	(0.638)	(0.513)	(0.263)	(0.013)	
3.875	0.000	0.125	0.375	0.625	

Freddie Mac Open Access 15 Year Fixed Max Rebate is 4.000 %					
CF15OAFR	Rate	15 Day	30 Day	45 Day	60 Day
4.875	(2.750)	(2.625)	(2.375)	(2.125)	
4.750	(2.500)	(2.375)	(2.125)	(1.875)	
4.625	(2.250)	(2.125)	(1.875)	(1.625)	
4.500	(1.750)	(1.625)	(1.375)	(1.125)	
4.375	(1.125)	(1.000)	(0.750)	(0.500)	
4.250	(0.875)	(0.750)	(0.500)	(0.250)	
4.125	(0.750)	(0.625)	(0.375)	(0.125)	
3.999	(0.138)	(0.013)	0.238	0.488	
3.875	0.500	0.625	0.875	1.125	

FNMA DU Refi 15 Year Fixed 135% LTV Max Rebate is 4.000 %					
CF15DRFN	Rate	15 Day	30 Day	45 Day	60 Day
4.875	(2.250)	(2.125)	(1.875)	(1.625)	
4.750	(2.000)	(1.875)	(1.625)	(1.375)	
4.625	(1.750)	(1.625)	(1.375)	(1.125)	
4.500	(1.250)	(1.125)	(0.875)	(0.625)	
4.375	(0.625)	(0.500)	(0.250)	0.000	
4.250	(0.375)	(0.250)	0.000	0.250	
4.125	(0.250)	(0.125)	0.125	0.375	
3.999	0.363	0.488	0.738	0.988	
3.875	1.000	1.125	1.375	1.625	

Conventional Agency Arm Conforming and High Balance Products

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Conforming 5/1 Arm					
CA51FNFR		Max Rebate is 2.500%			
Rate	15 Day	30 Day	45 Day	60 Day	
4.625	(1.500)	(1.375)	(1.125)	(0.875)	
4.500	(1.250)	(1.125)	(0.875)	(0.625)	
4.375	(1.125)	(1.000)	(0.750)	(0.500)	
4.250	(0.750)	(0.625)	(0.375)	(0.125)	
4.125	(0.250)	(0.125)	0.125	0.375	
4.000	(0.250)	(0.125)	0.125	0.375	
3.875	0.000	0.125	0.375	0.625	
3.750	0.375	0.500	0.750	1.000	
3.625	0.750	0.875	1.125	1.375	
3.500	0.875	1.000	1.250	1.500	
3.375	1.125	1.250	1.500	1.750	

1Yr. Libor - 2.250% Margin & 2/2/5 Caps

Conforming 7/1 Arm					
CA71FNFR		Max Rebate is 2.500%			
Rate	15 Day	30 Day	45 Day	60 Day	
4.875	(0.750)	(0.625)	(0.375)	(0.125)	
4.750	(0.375)	(0.250)	0.000	0.250	
4.625	(0.500)	(0.375)	(0.125)	0.125	
4.500	(0.500)	(0.375)	(0.125)	0.125	
4.375	(0.250)	(0.125)	0.125	0.375	
4.250	0.250	0.375	0.625	0.875	
4.125	0.375	0.500	0.750	1.000	
4.000	0.500	0.625	0.875	1.125	
3.875	0.750	0.875	1.125	1.375	
3.750	1.375	1.500	1.750	2.000	
3.625	1.875	2.000	2.250	2.500	

1Yr. Libor - 2.250% Margin & 5/2/5 Caps

Conforming 10/1 Arm					
CF10FNFR		Max Rebate is 2.500%			
Rate	15 Day	30 Day	45 Day	60 Day	
5.125	0.625	0.750	1.000	1.250	
5.000	0.750	0.875	1.125	1.375	
4.875	1.000	1.125	1.375	1.625	
4.750	1.250	1.375	1.625	1.875	
4.625	1.500	1.625	1.875	2.125	
4.500	1.375	1.500	1.750	2.000	
4.375	1.500	1.625	1.875	2.125	
4.250	1.750	1.875	2.125	2.375	
4.125	1.875	2.000	2.250	2.500	
4.000	2.000	2.125	2.375	2.625	
3.875	2.500	2.625	2.875	3.125	

1Yr. Libor - 2.250% Margin & 5/2/5 Caps

Freddie Mac Conforming 5/1 Arm					
CA51FR		Max Rebate is 2.000%			
Rate	15 Day	30 Day	45 Day	60 Day	
4.625	(1.500)	(1.375)	(1.125)	(0.875)	
4.500	(1.250)	(1.125)	(0.875)	(0.625)	
4.375	(1.125)	(1.000)	(0.750)	(0.500)	
4.250	(0.750)	(0.625)	(0.375)	(0.125)	
4.125	(0.250)	(0.125)	0.125	0.375	
4.000	(0.250)	(0.125)	0.125	0.375	
3.875	0.000	0.125	0.375	0.625	
3.750	0.375	0.500	0.750	1.000	
3.625	0.750	0.875	1.125	1.375	

1Yr. Libor - 2.250% Margin & 2/2/5 Caps

Conforming High Balance 5/1 Libor Arm					
CA51HBFNFR		Max Rebate is 2.500%			
Rate	15 Day	30 Day	45 Day	60 Day	
4.625	(0.750)	(0.625)	(0.375)	(0.125)	
4.500	(0.500)	(0.375)	(0.125)	0.125	
4.375	(0.375)	(0.250)	0.000	0.250	
4.250	0.000	0.125	0.375	0.625	
4.125	0.500	0.625	0.875	1.125	
4.000	0.500	0.625	0.875	1.125	
3.875	0.750	0.875	1.125	1.375	
3.750	1.125	1.250	1.500	1.750	
3.625	1.500	1.625	1.875	2.125	

1Yr. Libor - 2.250% Margin & 2/2/5 Caps

Conforming High Balance 7/1 Arm					
CA71HBFNFR		Max Rebate is 2.500%			
Rate	15 Day	30 Day	45 Day	60 Day	
4.875	0.000	0.125	0.375	0.625	
4.750	0.375	0.500	0.750	1.000	
4.625	0.250	0.375	0.625	0.875	
4.500	0.250	0.375	0.625	0.875	
4.375	0.500	0.625	0.875	1.125	
4.250	1.000	1.125	1.375	1.625	
4.125	1.125	1.250	1.500	1.750	
4.000	1.250	1.375	1.625	1.875	
3.875	1.500	1.625	1.875	2.125	

1Yr. Libor - 2.250% Margin & 5/2/5 Caps

New Products Coming Soon

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Conventional Agency Fixed and Arm - Conforming and High Balance Loan Level Price Adjustments

Fico/LTV Price Adjustments Fixed and Arm Programs (Loan Terms Greater than 15 Years)

Fico/LTV	600-619	620-639	640-659	660-679	680-699	700-719	720-739	>=740
<=60%	1.000	0.750	0.500	0.000	0.000	0.000	0.000	0.000
60.01-70%	1.750	1.500	1.250	1.000	0.500	0.500	0.250	0.250
70.01- 75%	3.250	3.000	2.750	2.250	1.250	1.000	0.500	0.250
75.01- 80%	3.250	3.000	3.000	2.750	1.750	1.250	0.750	0.500
80.01- 85%	N/A	3.250	3.250	2.750	1.500	1.000	0.500	0.250
85.01- 90%	N/A	3.250	2.750	2.250	1.250	1.000	0.500	0.250
90.01- 95%	N/A	3.250	2.750	2.250	1.250	1.000	0.500	0.250
95.01- 97%	N/A	3.500	2.750	2.250	1.500	1.500	1.000	0.750

Cashout Fico/LTV Price Adjustments for Fixed Rate and Arm Program

Fico/LTV	600-619	620-639	640-659	660-679	680-699	700-719	720-739	>=740
<=60%	1.625	0.625	0.625	0.625	0.375	0.375	0.375	0.375
60.01-70%	2.625	1.625	1.625	1.125	1.125	1.000	1.000	0.625
70.01- 75%	2.625	1.625	1.625	1.125	1.125	1.000	1.000	0.625
75.01- 80%	3.125	3.125	2.625	1.875	1.75	1.125	1.125	0.875

CLTV Price Adjustments

Miscellaneous Price Adjustments

Fico <720		For Fixed Rate & Arm Programs		Additional High Balance Adjustments	
LTV <=65% CLTV 80.01-95%	0.875	Investment Purchase/Refi <=75%LTV	2.125	Cashout Refinance Fixed Rate <= 80% LTV	1.000
LTV 65.01-75%/CLTV 80.01-95%	1.125	Investment Cashout Refi LTV <=75%	2.375	LTV 90.01 - 95%	0.250
LTV >75%CLTV 76.01-95%	1.375	Investment Purchase 75.01-80% LTV	3.375	Cashout Refinance Arms <= 80% LTV	1.750
CLTV > 95% Additional	1.125	Investment Purchase 85% LTV	4.125	Freddie Mac Arm Programs Only: LTV > 75%	0.750
Fico >=720		2-4 Units	1.000		
LTV <=65%/CLTV 80.01-95%	0.625	No Impounds	0.250		
LTV 65.01-75%/CLTV 80.01-95%	0.875	Condo LTV > 75% LTV	0.750		
LTV > 75%/CLTV 76.01-95%	1.125	Loan Amounts \$50,000 to \$79,999	1.000		
CLTV > 95% Additional	1.125	Loan Amounts \$80,000 to \$99,999	0.500		
		Loan Amounts \$100,000 to \$119,999	0.250		
		Up to 6 Financed Properties(LP Only)	0.250		
		Up to 10 Financed Properties(DU Only)	0.250		
		Manufactured Homes	1.250		

Home Ready, Home Possible & Wish Program MAX CAPS

680+/LTV >80%	0.000	<680/ >80%	1.500	ALL FICO / < =80% (Home Possible Only)	1.500
Wish	CF30HRFNW, CF15HRFNW Lender Paid MI: CF30HRLPMIW High Balance: CF30HRFNW, CF15HRFNW	Home Ready	CF15HRFN, CF30HRFN LPMI: CF15HRFNLPMI, CF30HRFNLPMI High Balance: CF15HBHRFN, CF30HBHRFN	Home Possible	CF15HPFR, CF30HPFR Advantage: CF15HPAFR, CF30HPAFR

Loan Amount, Waived Escrows and LPMI Adjustments still apply outside of the Max Cap

Lender Paid MI Price Adjustments for Fixed Rate Only (30 Years)

LTV	MI	Fico 740+	720-739	680-719	640-679
90.01- 95%	30%	2.250	2.375	3.375	4.250
85.01- 90%	25%	1.375	1.750	2.250	2.750
80.01- 85%	12%	1.000	1.125	1.375	1.625

Lender Paid MI Price Adjustments for 25, 15 and 10 Year Fixed Rate

LTV	MI	Fico 740+	720-739	680-719	640-679
90.01- 95%	25%	1.500	2.000	2.750	3.500
85.01- 90%	12%	1.000	1.250	1.375	1.500
80.01- 85%	6%	0.750	1.000	1.000	1.125

Miscellaneous Lender Paid MI Price Adjustments

Rate Term Refinance	0.125	0.250	0.625	1.125
Cashout Refinance	0.625	0.750	1.125	1.375
Second Home	0.375	0.500	0.750	1.250
High Balance	0.500	0.875	1.500	2.125

Please include the above applicable LLPA's to the LPMI Adjustments

Home Possible Advantage/Home Ready (Lender Paid MI) ONLY 30 Year

LTV	MI	Fico 740+	720-739	680-719	640-679
95.01- 97%	35%	3.250	3.750	4.500	7.125

Home Possible Advantage/Home Ready (Lender Paid MI) ONLY <25 Years

LTV	MI	Fico 740+	720-739	680-719	640-679
95.01- 97%	35%	3.000	3.500	4.250	6.750

GSFA Platinum Grant Program

CONVGSA30 - https://nhfresportal.nhfloan.org/pub/USB_GSFA.aspx

Southern California Wholesale Ratesheet

10370 Commerce Center, Suite 110, Rancho Cucamonga, CA 91730

Loan Operation Center: (800) 733-3657

Monday, October 15, 2018

8:34 AM

Price Code: 2018-238



Government Fixed Rate and Arm Programs

FHA 30 Year Fixed				
FHA30	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
5.500	(5.250)	(5.125)	(4.875)	(4.625)
5.375	(5.125)	(5.000)	(4.750)	(4.500)
5.250	(4.875)	(4.750)	(4.500)	(4.250)
5.125	(4.750)	(4.625)	(4.375)	(4.125)
5.000	(4.250)	(4.125)	(3.875)	(3.625)
4.875	(3.625)	(3.500)	(3.250)	(3.000)
4.750	(3.375)	(3.250)	(3.000)	(2.750)
4.625	(3.000)	(2.875)	(2.625)	(2.375)
4.500	(2.625)	(2.500)	(2.250)	(2.000)
4.375	(1.750)	(1.625)	(1.375)	(1.125)
4.250	(1.250)	(1.125)	(0.875)	(0.625)

FHA 15 Year Fixed				
FHA15	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
4.125	(2.000)	(1.875)	(1.625)	(1.375)
4.000	(1.625)	(1.500)	(1.250)	(1.000)
3.875	(1.250)	(1.125)	(0.875)	(0.625)
3.750	(0.875)	(0.750)	(0.500)	(0.250)
3.625	(1.125)	(1.000)	(0.750)	(0.500)
3.500	(0.750)	(0.625)	(0.375)	(0.125)
3.375	(0.375)	(0.250)	0.000	0.250
3.250	0.125	0.250	0.500	0.750
3.125	0.875	1.000	1.250	1.500

FHA 5/1 Treasury Arm				
FHA51	Max Rebate is 5.000%			
1Yr. CMT - 2.250% Margin & 1/1/5 Caps				
Rate	15 Day	30 Day	45 Day	60 Day
4.125	0.125	0.250	0.500	0.750
4.000	0.250	0.375	0.625	0.875
3.875	0.375	0.500	0.750	1.000
3.750	0.625	0.750	1.000	1.250
3.625	1.750	1.875	2.125	2.375
3.500	1.750	1.875	2.125	2.375
3.375	2.000	2.125	2.375	2.625
3.250	2.375	2.500	2.750	3.000
3.125	3.375	3.500	3.750	4.000

FHA 30 Year High Balance Fixed				
FHA30HB	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
5.500	(4.500)	(4.375)	(4.125)	(3.875)
5.375	(4.375)	(4.250)	(4.000)	(3.750)
5.250	(4.125)	(4.000)	(3.750)	(3.500)
5.125	(4.000)	(3.875)	(3.625)	(3.375)
5.000	(3.500)	(3.375)	(3.125)	(2.875)
4.875	(2.875)	(2.750)	(2.500)	(2.250)
4.750	(2.625)	(2.500)	(2.250)	(2.000)
4.625	(2.250)	(2.125)	(1.875)	(1.625)
4.500	(1.875)	(1.750)	(1.500)	(1.250)
4.375	(1.000)	(0.875)	(0.625)	(0.375)

FHA 30 Year Fixed (Fico Scores 580 - 599)				
FHA30LS	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
5.500	(2.750)	(2.625)	(2.375)	(2.125)
5.375	(2.625)	(2.500)	(2.250)	(2.000)
5.250	(2.375)	(2.250)	(2.000)	(1.750)
5.125	(2.250)	(2.125)	(1.875)	(1.625)
5.000	(1.750)	(1.625)	(1.375)	(1.125)
4.875	(1.125)	(1.000)	(0.750)	(0.500)
4.750	(0.875)	(0.750)	(0.500)	(0.250)
4.625	(0.500)	(0.375)	(0.125)	0.125

FHA 5/1 High Balance Treasury Arm				
FHA51HB	Max Rebate is 5.000%			
1Yr. CMT - 2.250% Margin & 1/1/5 Caps				
Rate	15 Day	30 Day	45 Day	60 Day
4.125	0.875	1.000	1.250	1.500
4.000	1.000	1.125	1.375	1.625
3.875	1.125	1.250	1.500	1.750
3.750	1.375	1.500	1.750	2.000
3.625	2.500	2.625	2.875	3.125
3.500	2.500	2.625	2.875	3.125
3.375	2.750	2.875	3.125	3.375
3.250	3.125	3.250	3.500	3.750
3.125	4.125	4.250	4.500	4.750

VA 30 Year Fixed				
VA30	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
5.500	(4.875)	(4.750)	(4.500)	(4.250)
5.375	(4.750)	(4.625)	(4.375)	(4.125)
5.250	(4.500)	(4.375)	(4.125)	(3.875)
5.125	(4.375)	(4.250)	(4.000)	(3.750)
5.000	(3.875)	(3.750)	(3.500)	(3.250)
4.875	(3.250)	(3.125)	(2.875)	(2.625)
4.750	(3.000)	(2.875)	(2.625)	(2.375)
4.625	(2.625)	(2.500)	(2.250)	(2.000)
4.500	(2.250)	(2.125)	(1.875)	(1.625)
4.375	(1.375)	(1.250)	(1.000)	(0.750)

VA 15 Year Fixed				
VA15	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
4.125	(1.625)	(1.500)	(1.250)	(1.000)
4.000	(1.250)	(1.125)	(0.875)	(0.625)
3.875	(0.875)	(0.750)	(0.500)	(0.250)
3.750	(0.500)	(0.375)	(0.125)	0.125
3.625	(0.750)	(0.625)	(0.375)	(0.125)
3.500	(0.375)	(0.250)	0.000	0.250
3.375	0.000	0.125	0.375	0.625
3.250	0.500	0.625	0.875	1.125
3.125	1.250	1.375	1.625	1.875

VA 5/1 Treasury Arm				
VA51	Max Rebate is 5.000%			
1Yr. CMT - 2.250% Margin & 1/1/5 Caps				
Rate	15 Day	30 Day	45 Day	60 Day
4.125	0.500	0.625	0.875	1.125
4.000	0.625	0.750	1.000	1.250
3.875	0.750	0.875	1.125	1.375
3.750	1.000	1.125	1.375	1.625
3.625	2.125	2.250	2.500	2.750
3.500	2.125	2.250	2.500	2.750
3.375	2.375	2.500	2.750	3.000
3.250	2.750	2.875	3.125	3.375
3.125	3.750	3.875	4.125	4.375

VA 30 Year High Balance Fixed				
VA30HB	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
5.500	(3.625)	(3.500)	(3.250)	(3.000)
5.375	(3.500)	(3.375)	(3.125)	(2.875)
5.250	(3.250)	(3.125)	(2.875)	(2.625)
5.125	(3.125)	(3.000)	(2.750)	(2.500)
5.000	(2.625)	(2.500)	(2.250)	(2.000)
4.875	(2.000)	(1.875)	(1.625)	(1.375)
4.750	(1.750)	(1.625)	(1.375)	(1.125)
4.625	(1.375)	(1.250)	(1.000)	(0.750)
4.500	(1.000)	(0.875)	(0.625)	(0.375)
4.375	(0.125)	0.000	0.250	0.500

VA 15 Year High Balance Fixed				
VA15HB	Max Rebate is 5.000%			
Rate	15 Day	30 Day	45 Day	60 Day
4.125	(0.375)	(0.250)	0.000	0.250
4.000	0.000	0.125	0.375	0.625
3.875	0.375	0.500	0.750	1.000
3.750	0.750	0.875	1.125	1.375
3.625	0.500	0.625	0.875	1.125
3.500	0.875	1.000	1.250	1.500
3.375	1.250	1.375	1.625	1.875
3.250	1.750	1.875	2.125	2.375
3.125	2.500	2.625	2.875	3.125

VA 5/1 High Balance Treasury Arm				
VA51HB	Max Rebate is 5.000%			
1Yr. CMT - 2.250% Margin & 1/1/5 Caps				
Rate	15 Day	30 Day	45 Day	60 Day
4.125	1.750	1.875	2.125	2.375
4.000	1.875	2.000	2.250	2.500
3.875	2.000	2.125	2.375	2.625
3.750	2.250	2.375	2.625	2.875
3.625	3.375	3.500	3.750	4.000
3.500	3.375	3.500	3.750	4.000
3.375	3.625	3.750	4.000	4.250
3.250	4.000	4.125	4.375	4.625
3.125	5.000	5.125	5.375	5.625

FHA/VA Price Adjustments for Fixed and Arm Programs

FHA O/O Fico Scores 600 to 619	2.250	USDA	0.500
FHA/ VA/ USDA Fico Scores 620-639	2.000	FHA Streamlines	0.500
FHA/ VA/ USDA Fico Scores 640 to 679	0.375	Loan Amounts \$50,000 to \$99,999	0.500
FHA/ VA/ USDA Fico Scores Greater than 720	(0.125)	Loan Amounts \$100,000 to \$119,999	0.375
FHA Energy Efficient Mortgages	0.500	Loan Amounts \$120,000 to \$149,999	0.250
FHA Manufactured Home - FHAFM	1.000	VA IRRRLS without Appraisals	0.500
VA Manufactured Home - VAFXM	1.500	Investor Specific Adjustment	0.250

FHA 30 Yr. Fixed Conforming and High Balance Disaster Relief Program: FHA30203H & FHA30HB203H

GSFA Platinum Grant Program

FHAGSFA30 - https://nhfresportal.nhloan.org/pub/USB_GSFA.aspx

Southern California Wholesale Ratesheet

10370 Commerce Center, Suite 110, Rancho Cucamonga, CA 91730
 Loan Operation Center: (800) 733-3657
 Monday, October 15, 2018 8:34 AM
 Price Code: 2018-238



PBM Speciality Products

Speciality & Jumbo Product Extension Fees: **7 Days .250** **15 Days .375**

Provident Bank Mortgage Portfolio 5/1 and 7/1 Conforming/Jumbo Libor Arm

Jumbo 5/1 Libor Arm PA51/PA51J			
Rate	30 Day	45 Day	
4.375	(1.750)	(1.500)	
4.250	(1.500)	(1.250)	
4.125	(1.250)	(1.000)	
4.000	(1.000)	(0.750)	
3.875	(0.750)	(0.500)	
3.750	(0.500)	(0.250)	
3.625	(0.250)	0.000	
2.750% Margin & 2/2/5 Caps			

Jumbo 7/1 Libor Arm PA71/PA71J			
Rate	30 Day	45 Day	
4.750	(1.750)	(1.500)	
4.625	(1.500)	(1.250)	
4.500	(1.250)	(1.000)	
4.375	(1.000)	(0.750)	
4.250	(0.750)	(0.500)	
4.125	(0.500)	(0.250)	
4.000	(0.250)	0.000	
2.750% Margin & 5/2/5 Caps			

INDEX 1 Year Libor Portfolio 5/1 and 7/1 Libor Arm Rate Adjustments	
LTV 80.01 - 90%	.375% to Rate
Cashout Refinance	.250% to Rate
Loan Amounts > \$1,000,000	.250% to Rate
LPMI LTV 80.01 - 85%	.500% to Rate
LPMI LTV 85.01 - 90%	.625% to Rate
Fico 690 - 699	.500% to Fee
Loan Amounts > \$453,100.00	.375% to Fee
PA51/PA71 - 1.500% Max rebate	
PA51J/PA71J - 2.000% Max Rebate	

Provident Bank Mortgage Portfolio 5/1 Arm Closed End 2nd TD PA30CE2ND

Prime Rate 5.250%		5/1 Year Arm		30 Year Term	
Start Rate	CLTV	Minimum Fico	Margin	Pricing	
6.500%	80.000	700	1.250%	0.500	
6.500%	75.000	700	1.250%	0.250	
6.500%	70.000	700	1.250%	0.250	
Margin & Start Rate Buyup Options					
Margin Buyup	0.250		(0.500)		Price Improvement
Margin Buyup	0.500		(1.000)		Price Improvement
Margin Buyup	0.750		(1.500)		Price Improvement
Maximum Margin Buyup is .75 to 1.500% Improvement					

Enhanced - 2 Streamline 2nd Lien Program

Enhanced - 2 Streamline 2nd Lien Product Code: CE2ND20G				
Rate	30 Day	45 Day	60 Day	
7.750	(0.500)	(0.250)	0.000	
7.625	(0.250)	0.000	0.250	
7.500	0.000	0.250	0.500	
7.375	0.250	0.500	0.750	
7.250	0.500	0.750	1.000	
7.125	0.875	1.125	1.375	
7.000	1.250	1.500	1.750	
6.875	1.750	2.000	2.250	
6.750	2.125	2.375	2.625	
6.625	2.625	2.875	3.125	

FICO/CLTV Rate Adjustments for All Transactions									
CLTV---->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00	
760+	(0.750)	(0.750)	(0.750)	(0.500)	(0.375)	(0.125)	0.375	1.000	
740-759	0.000	0.000	0.000	0.250	0.500	0.750	1.250	2.000	
720-739	0.000	0.000	0.000	0.250	0.500	0.750	1.250	2.000	
700-719	0.875	0.875	0.875	1.000	1.250	1.625	2.125	3.000	
680-699	0.875	0.875	0.875	1.000	1.250	1.625	2.125	3.000	
FICO/CLTV RATE Adjustments for Cashout Refinances									
CLTV---->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00	
760+	0.250	0.250	0.250	0.500	0.500	0.750	1.000	1.500	
740-759	0.250	0.250	0.250	0.500	0.500	0.750	1.000	1.500	
720-739	0.250	0.250	0.250	0.500	0.500	0.750	1.000	1.500	
680-719	0.250	0.250	0.250	0.500	0.500	0.750	N/A	N/A	
Additional Rate Adjustments									
CLTV---->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00	
2nd Home	0.000	0.000	0.125	0.250	0.375	0.500	N/A	N/A	
Condo	0.000	0.000	0.000	0.125	0.125	0.250	0.250	0.250	
2-4 Units	0.000	0.125	0.125	0.250	0.250	0.500	N/A	N/A	
30 Yr. Term	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	

OPAL JUMBO 30 YEAR FIXED RATE PROGRAM

OPAL JUMBO 30 YEAR FIXED RATE Product Code: JF30US				
Rate	30 Day	45 Day	60 Day	
6.000	(2.250)	(2.094)	(1.938)	
5.875	(2.125)	(1.969)	(1.813)	
5.750	(2.000)	(1.844)	(1.688)	
5.625	(1.875)	(1.719)	(1.563)	
5.500	(1.750)	(1.594)	(1.438)	
5.375	(1.625)	(1.469)	(1.313)	
5.250	(1.500)	(1.344)	(1.188)	
5.125	(1.250)	(1.094)	(0.938)	
5.000	(0.875)	(0.719)	(0.563)	
4.875	(0.500)	(0.344)	(0.188)	

Opal Jumbo 30 Year Fixed LLPA's	
LTV Less than or Equal to 65%	(0.250)
California State Adjuster	0.500
Loan Amounts > \$1,000,000	0.250
Cashout Refinances	0.250
Investment Properties	1.500

Southern California Wholesale Ratesheet

10370 Commerce Center, Suite 110, Rancho Cucamonga, CA 91730
 Loan Operation Center: (800) 733-3657
 Monday, October 15, 2018 8:34 AM
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Jumbo Fixed Rate and Arm Programs

Speciality & Jumbo Product Extension Fees: **7 Days .250** **15 Days .375**

Expanded Jumbo Fixed & Arm Programs

Expanded Jumbo 30 Year Fixed		
JF30R	Max Rebate (See Below)	
Rate	45 Day	60 Day
5.875	(2.500)	(2.250)
5.750	(2.250)	(2.000)
5.625	(2.000)	(1.750)
5.500	(1.750)	(1.500)
5.375	(1.375)	(1.125)
5.250	(1.000)	(0.750)

Expanded Jumbo 15 Year Fixed		
JF15R	Max Rebate (See Below)	
Rate	45 Day	60 Day
5.000	(1.125)	(0.875)
4.875	(1.000)	(0.750)
4.750	(0.875)	(0.625)
4.625	(0.500)	(0.250)
4.500	(0.250)	0.000
4.375	0.125	0.375

Expanded Jumbo 7/1 Libor Arm		
JA71R	Max Rebate (See Below)	
Rate	45 Day	60 Day
4.750	(1.000)	(0.750)
4.625	(0.750)	(0.500)
4.500	(0.500)	(0.250)
4.375	(0.125)	0.125
4.250	0.250	0.500
4.125	0.750	1.000

Expanded Jumbo 10/1 Libor Arm		
JA101R	Max Rebate (See Below)	
Rate	45 Day	60 Day
5.125	(1.250)	(1.000)
5.000	(1.000)	(0.750)
4.875	(0.750)	(0.500)
4.750	(0.250)	0.000
4.625	0.250	0.500
4.500	0.750	1.000

2.250% Margin & 2/2/5 Caps

2.250% Margin & 2/2/5 Caps

Loan Amounts LTV/CLTV Price Adjustments

Loan Amounts: LTV/CLTV	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85
<= \$1,000,000	(0.250)	(0.250)	(0.125)	0.000	0.000	0.000
\$1,000,001 - \$1,500,000	(0.250)	0.000	0.125	0.250	0.375	N/A
\$1,500,001 - \$2,000,000	(0.125)	0.000	0.250	0.375	N/A	N/A
\$2,000,001 - \$2,500,000	0.000	0.125	0.250	N/A	N/A	N/A

Other LTV/CLTV Price Adjustments

Purpose Property/LTV	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
Cashout Refinance	0.375	0.375	0.375	N/A	N/A	N/A
2 Units	0.250	0.250	N/A	N/A	N/A	N/A
Second Home	0.250	0.250	0.375	0.750	1.000	N/A
Investment Property	1.500	2.000	2.250	N/A	N/A	N/A
No Impounds				0.250		
LTV 75.01 - 85% (Except 30 year)				0.250		

Fico/LTV/CLTV Price Adjustments

FicoLTV/CLTV	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
700-719	(0.125)	0.375	0.625	N/A	N/A	N/A
720-739	(0.250)	0.125	0.375	0.625	1.000	N/A
740-759	(0.375)	(0.125)	0.000	0.375	0.625	N/A
>=760	(0.500)	(0.375)	(0.250)	0.000	0.250	1.875

Maximum Rebate

Loan Amount	Fixed & Arms
<= \$1,000,000	(1.500)
> \$1,000,000	(1.250)

**For 30 Day Prices,
 Improve the 45 Day Price by
 0.125%!**

Aggressive Jumbo 30 Year Fixed Rate Purchase Program

Aggressive Jumbo 30 Year Fixed		
JF30W	Max Rebate 1.500%	
Rate	30 Day	45 Day
5.750	(3.919)	(3.669)
5.625	(3.606)	(3.356)
5.500	(3.169)	(2.919)
5.375	(2.731)	(2.481)
5.250	(2.294)	(2.044)
5.125	(1.856)	(1.606)
5.000	(1.294)	(1.044)
4.875	(0.731)	(0.481)
4.750	(0.169)	0.081

Aggressive Jumbo LTV/Fico Price Adjustments					
Fico/LTV	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01 - 85%
800+	(0.750)	(0.625)	(0.500)	(0.250)	0.000
780-799	(0.625)	(0.500)	(0.375)	(0.125)	0.250
760-779	(0.500)	(0.375)	(0.125)	0.125	0.750
740-759	(0.375)	(0.125)	0.125	0.375	1.375
720-739	0.125	0.250	0.500	0.875	N/A
700-719	0.250	0.500	0.875	1.375	N/A

Cash Out Price Adjustments

Cashout Refi <= 50% LTV	0.125	Cashout Refi >60% LTV	0.375
Cashout Refi >50%<=60% LTV	0.250		

Miscellaneous Price Adjustments

Second Homes	0.250	>=\$1MM	0.125
Investment Property	1.750		
\$453,100 - \$679,650	0.00		

Southern California Wholesale Ratesheet

10370 Commerce Center, Suite 110, Rancho Cucamonga, CA 91730

Loan Operation Center: (800) 733-3657

Monday, October 15, 2018

8:34 AM

Price Code: 2018-238



Jumbo Fixed Rate and Arm Programs Continued

Specialty & Jumbo Product Extension Fees:

7 Days .250

15 Days .375

Enhanced 2 Jumbo Fixed Rate up to 95% LTV

Enhanced Jumbo 30 Year Fixed		
JF30G	Max Rebate 1.500%	
Rate	30 Day	45 Day
5.750	0.000	0.250
5.625	0.250	0.500
5.500	0.625	0.875
5.375	1.000	1.250
5.250	1.500	1.750

Enhanced Jumbo 15 Year Fixed		
JF15G	Max Rebate 1.500%	
Rate	30 Day	45 Day
5.500	0.000	0.250
5.375	0.250	0.500
5.250	0.625	0.875
5.125	1.000	1.250

FICO/CLTV Rate Adjustments for All Transactions

LTV-->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00
760+	(0.250)	(0.250)	(0.125)	0.000	0.125	0.250	0.500	1.000
740-759	(0.250)	(0.125)	0.000	0.250	0.500	0.750	1.250	1.750
720-739	(0.250)	(0.125)	0.000	0.250	0.500	0.750	1.250	1.750
700-719	(0.125)	0.000	0.250	0.375	0.750	1.250	N/A	N/A
680-699	(0.125)	0.000	0.250	0.375	0.750	1.250	N/A	N/A
660-679	0.375	0.625	1.000	2.000	N/A	N/A	N/A	N/A
640-659	0.375	0.625	1.000	2.000	N/A	N/A	N/A	N/A
620-639	0.750	1.000	1.500	2.500	N/A	N/A	N/A	N/A
600-619	0.750	1.000	1.500	2.500	N/A	N/A	N/A	N/A

Cashout Rate Adjustments

LTV-->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00
760+	0.000	0.000	0.125	0.250	0.250	0.375	0.375
740-759	0.000	0.000	0.125	0.250	0.250	0.375	0.375
720-739	0.000	0.000	0.125	0.250	0.250	0.375	0.375
700-719	0.000	0.000	0.250	0.375	0.500	N/A	N/A
680-699	0.000	0.000	0.250	0.375	0.500	N/A	N/A
660-679	0.000	0.000	0.500	N/A	N/A	N/A	N/A
640-659	0.000	0.000	0.500	N/A	N/A	N/A	N/A
620-639	0.000	0.000	0.750	N/A	N/A	N/A	N/A
600-619	0.000	0.000	0.750	N/A	N/A	N/A	N/A

Additional Rate Adjustments

LTV-->	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00
>\$1.5M	0.000	0.000	0.125	0.250	0.250	0.375	0.375	0.375
Interest Only	0.000	0.000	0.000	0.125	0.250	0.250	0.250	0.250
2nd Home	0.000	0.000	0.125	0.250	0.375	0.500	N/A	N/A
Investment	0.125	0.375	0.500	0.625	0.625	0.875	N/A	N/A
NOO >9 Financed	2.000	2.000	2.000	N/A	N/A	N/A	N/A	N/A
2-4 Unit	0.000	0.125	0.125	0.250	0.250	0.500	N/A	N/A
Condo	0.000	0.000	0.000	0.125	0.125	0.250	0.250	0.250

Additional Price Adjustments

Waived Escrows	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
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New Emerald Jumbo Fixed Program

Emerald Jumbo 30 Year Fixed		
JF30AH	Max Rebate 1.500%	
Rate	30 Day	45 Day
5.375	(2.768)	(2.456)
5.250	(2.280)	(1.973)
5.125	(1.722)	(1.421)
5.000	(1.189)	(0.892)
4.875	(0.708)	(0.416)
4.750	(0.135)	0.151
4.625	0.438	0.719
4.500	1.011	1.287

Fico Score	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
800+	(0.500)	(0.500)	(0.250)	(0.250)	(0.125)
780 - 799	(0.500)	(0.375)	(0.250)	(0.125)	0.000
760 - 779	(0.375)	(0.250)	(0.125)	0.000	0.250
740 - 759	(0.250)	(0.125)	0.000	0.125	0.375
720 - 739	(0.250)	(0.125)	0.125	0.250	0.625
700 - 719	(0.125)	0.000	0.250	0.500	1.000
Loan Amount	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
<1,000,000	(0.250)	(0.125)	0.000	0.000	0.000
1,000,000-1,500,000	(0.125)	0.000	0.000	0.000	0.000
1,500,001 -2,000,000	0.000	0.000	0.000	0.125	0.500
2,000,001 -2,500,000	0.000	0.000	N/A	N/A	N/A
State Adjustments	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
CA	0.125	0.125	0.125	0.250	0.375
Micellaneous	<= 60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
Purchase Transaction	(0.125)	0.000	0.000	0.000	0.000
Cashout Refinance	0.000	0.250	0.500	0.750	1.000
2 Units	0.250	0.375	0.500	0.750	1.000
3 to 4 Units	0.375	0.500	0.625	N/A	N/A
Second Homes	0.000	0.000	0.125	0.125	N/A
Investment Properties	2.750	N/A	N/A	N/A	N/A
Waived Escrows	0.250	0.250	0.250	0.250	0.250

Pricing is subject to change without notice or a new published rate sheet on this product.