

Purchase Money Loans – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range								
	Applicable for all loans with terms greater than 15 years								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
≥ 780	0.000%	0.000%	0.000%	0.000%	0.375%	0.375%	0.250%	0.250%	0.125%
760 – 779	0.000%	0.000%	0.000%	0.250%	0.625%	0.625%	0.500%	0.500%	0.250%
740 – 759	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.500%
720 – 739	0.000%	0.000%	0.250%	0.750%	1.250%	1.250%	1.000%	0.875%	0.750%
700 – 719	0.000%	0.000%	0.375%	0.875%	1.375%	1.500%	1.250%	1.125%	0.875%
680 – 699	0.000%	0.000%	0.625%	1.125%	1.750%	1.875%	1.500%	1.375%	1.125%
660 – 679	0.000%	0.000%	0.750%	1.375%	1.875%	2.125%	1.750%	1.625%	1.250%
640 – 659	0.000%	0.000%	1.125%	1.500%	2.250%	2.500%	2.000%	1.875%	1.500%
≤ 639	0.000%	0.125%	1.500%	2.125%	2.750%	2.875%	2.625%	2.250%	1.750%

Additional LLPAs for Purchase Money by Loan Attribute Applicable to All Loan Terms

Loan Feature	LTV Range								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
Condo	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%
Subordinate financing	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%
DTI Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%

Sample Difference of 30 year Grid compared to Previous Grids with DTI ≤40%

≥ 780	0.000%	0.000%	0.250%	0.250%	0.125%	-0.125%	0.000%	0.000%	0.625%
760 – 779	0.000%	0.000%	0.250%	0.000%	-0.125%	-0.375%	-0.250%	-0.250%	0.500%
740 – 759	0.000%	0.000%	0.125%	-0.125%	-0.375%	-0.750%	-0.500%	-0.375%	0.250%
720 – 739	0.000%	0.000%	0.000%	-0.250%	-0.500%	-0.750%	-0.500%	-0.375%	0.250%
700 – 719	0.000%	0.000%	0.125%	0.125%	-0.125%	-0.500%	-0.250%	-0.125%	0.625%
680 – 699	0.000%	0.000%	-0.125%	0.125%	0.000%	-0.375%	-0.250%	-0.125%	0.375%
660 – 679	0.000%	0.000%	0.250%	0.875%	0.875%	0.625%	0.500%	0.625%	1.000%
640 – 659	0.500%	0.500%	0.125%	1.250%	0.750%	0.750%	0.750%	0.875%	1.250%
≤ 639	0.500%	0.375%	0.000%	0.875%	0.250%	0.375%	0.625%	1.000%	1.750%

Sample Difference of 30 year Grid compared to Previous Grids with DTI > 40%

≥ 780	0.000%	0.000%	0.000%	0.000%	-0.250%	-0.500%	-0.375%	-0.375%	0.250%
760 – 779	0.000%	0.000%	0.000%	-0.250%	-0.500%	-0.750%	-0.625%	-0.625%	0.125%
740 – 759	0.000%	0.000%	-0.125%	-0.375%	-0.750%	-1.125%	-0.875%	-0.750%	-0.125%
720 – 739	0.000%	0.000%	-0.250%	-0.500%	-0.875%	-1.125%	-0.875%	-0.750%	-0.125%
700 – 719	0.000%	0.000%	-0.125%	-0.125%	-0.500%	-0.875%	-0.625%	-0.500%	0.250%
680 – 699	0.000%	0.000%	-0.375%	-0.125%	-0.375%	-0.750%	-0.625%	-0.500%	0.000%
660 – 679	0.000%	0.000%	0.000%	0.625%	0.500%	0.250%	0.125%	0.250%	0.625%
640 – 659	0.500%	0.500%	-0.125%	1.000%	0.375%	0.375%	0.375%	0.500%	0.875%
≤ 639	0.500%	0.375%	-0.250%	0.625%	-0.125%	0.000%	0.250%	0.625%	1.375%

Limited Cash Out Loans – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range								
	Applicable for all loans with terms greater than 15 years								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
≥ 780	0.000%	0.000%	0.000%	0.125%	0.500%	0.625%	0.500%	0.375%	0.375%
760 – 779	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.625%
740 – 759	0.000%	0.000%	0.250%	0.750%	1.125%	1.375%	1.125%	1.000%	1.000%
720 – 739	0.000%	0.000%	0.500%	1.000%	1.625%	1.750%	1.500%	1.250%	1.250%
700 – 719	0.000%	0.000%	0.625%	1.250%	1.875%	2.125%	1.750%	1.625%	1.625%
680 – 699	0.000%	0.000%	0.875%	1.625%	2.250%	2.500%	2.125%	1.750%	1.750%
660 – 679	0.000%	0.125%	1.125%	1.875%	2.500%	3.000%	2.375%	2.125%	2.125%
640 – 659	0.000%	0.250%	1.375%	2.125%	2.875%	3.375%	2.785%	2.500%	2.500%
≤ 639	0.000%	0.375%	1.750%	2.500%	3.500%	3.875%	3.625%	2.500%	2.500%

Additional LLPAs for LCOR by Loan Attribute Applicable to All Loan Terms

Loan Feature	LTV Range								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
Condo	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%
Subordinate financing	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%
DTI Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%

Sample Difference of 30 year LCOR Grid compared to Previous Grids with DTI ≤40%

≥ 780	0.000%	0.000%	0.250%	0.125%	0.000%	-0.375%	-0.250%	-0.125%	0.375%
760 – 779	0.000%	0.000%	0.125%	-0.125%	-0.375%	-0.750%	-0.500%	-0.375%	0.125%
740 – 759	0.000%	0.000%	0.000%	-0.500%	-0.625%	-1.125%	-0.875%	-0.750%	-0.250%
720 – 739	0.000%	0.000%	-0.250%	-0.500%	-0.875%	-1.250%	-1.000%	-0.750%	-0.250%
700 – 719	0.000%	0.000%	-0.125%	-0.250%	-0.625%	-1.125%	-0.750%	-0.625%	-0.125%
680 – 699	0.000%	0.000%	-0.375%	-0.375%	-0.500%	-1.000%	-0.875%	-0.500%	-0.250%
660 – 679	0.000%	-0.125%	-0.125%	0.375%	0.250%	-0.250%	-0.125%	0.125%	0.125%
640 – 659	0.500%	0.250%	-0.125%	0.625%	0.125%	-0.125%	-0.125%	0.250%	0.250%
≤ 639	0.500%	0.125%	-0.250%	0.500%	-0.500%	-0.625%	-0.375%	0.750%	1.000%

Sample Difference of 30 year LCOR Grid compared to Previous Grids with DTI > 40%

≥ 780	0.000%	0.000%	0.000%	-0.125%	-0.375%	-0.750%	-0.625%	-0.500%	0.000%
760 – 779	0.000%	0.000%	-0.125%	-0.375%	-0.750%	-1.125%	-0.875%	-0.750%	-0.250%
740 – 759	0.000%	0.000%	-0.250%	-0.750%	-1.000%	-1.500%	-1.250%	-1.125%	-0.625%
720 – 739	0.000%	0.000%	-0.500%	-0.750%	-1.250%	-1.625%	-1.375%	-1.125%	-0.625%
700 – 719	0.000%	0.000%	-0.375%	-0.500%	-1.000%	-1.500%	-1.125%	-1.000%	-0.500%
680 – 699	0.000%	0.000%	-0.625%	-0.625%	-0.875%	-1.375%	-1.250%	-0.875%	-0.625%
660 – 679	0.000%	-0.125%	-0.375%	0.125%	-0.125%	-0.625%	-0.500%	-0.250%	-0.250%
640 – 659	0.500%	0.250%	-0.375%	0.375%	-0.250%	-0.500%	-0.500%	-0.125%	-0.125%
≤ 639	0.500%	0.125%	-0.500%	0.250%	-0.875%	-1.000%	-0.750%	0.375%	0.625%

Cash Out Loans – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range								
	Applicable for all loans								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
≥ = 780	0.375%	0.375%	0.625%	0.875%	1.375%	0.000%	0.000%	0.000%	0.000%
760 – 779	0.375%	0.375%	0.875%	1.250%	1.875%	0.000%	0.000%	0.000%	0.000%
740 – 759	0.375%	0.375%	1.000%	1.625%	2.375%	0.000%	0.000%	0.000%	0.000%
720 – 739	0.375%	0.500%	1.375%	2.000%	2.750%	0.000%	0.000%	0.000%	0.000%
700 – 719	0.375%	0.500%	1.625%	2.625%	3.250%	0.000%	0.000%	0.000%	0.000%
680 – 699	0.375%	0.625%	2.000%	2.875%	3.750%	0.000%	0.000%	0.000%	0.000%
660 – 679	0.375%	0.875%	2.750%	4.000%	4.750%	0.000%	0.000%	0.000%	0.000%
640 - 659	0.375%	1.375%	3.125%	4.625%	5.125%	0.000%	0.000%	0.000%	0.000%
≤ 639	0.375%	1.375%	3.375%	4.875%	5.125%	0.000%	0.000%	0.000%	0.000%

Additional LLPAs for COR by Loan Attribute Applicable to All Loan Terms

Loan Feature	LTV Range								
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%
Condo	NA	NA	0.125%	0.125%	0.750%	NA	NA	NA	NA
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	NA	NA	NA	NA
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	NA	NA	NA	NA
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	NA	NA	NA	NA
Subordinate financing	0.625%	0.625%	0.625%	0.875%	1.125%	NA	NA	NA	NA
DTI Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%	NA	NA	NA	NA

Sample Difference of 30 year COR Grid compared to Previous Grids with DTI ≤40%

≥ = 780	0.000%	0.000%	0.375%	0.750%	1.000%	0.000%	0.000%	0.000%	0.000%
760 – 779	0.000%	0.000%	0.125%	0.375%	0.500%	0.000%	0.000%	0.000%	0.000%
740 – 759	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
720 – 739	0.125%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
700 – 719	0.125%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
680 – 699	0.250%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
660 – 679	0.500%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
640 - 659	1.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
≤ 639	1.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

Sample Difference of 30 year COR Grid compared to Previous Grids with DTI > 40%

≥ = 780	0.000%	0.000%	0.125%	0.500%	0.625%	0.000%	0.000%	0.000%	0.000%
760 – 779	0.000%	0.000%	-0.125%	0.125%	0.125%	0.000%	0.000%	0.000%	0.000%
740 – 759	0.000%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
720 – 739	0.125%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
700 – 719	0.125%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
680 – 699	0.250%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
660 – 679	0.500%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
640 - 659	1.000%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%
≤ 639	1.000%	0.000%	-0.250%	-0.250%	-0.375%	0.000%	0.000%	0.000%	0.000%