



# WesLend FINANCIAL

## National Rate Sheet

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### Lock Expiration Dates

15 day	1/18/2019
30 day	2/2/2019
45 day	2/17/2019
60 day	3/4/2019

**Lender Fees Are Not Included In Pricing**

[www.weslendwholesale.com](http://www.weslendwholesale.com)

**CLICK ON "ONLINE FORMS"**

#### New Locks

- New lock requests should be submitted and locked through the Eligibility Engine in Broker Connection 2.0 at [www.weslendwholesale.com](http://www.weslendwholesale.com).
- Loans can be locked in Broker Connection 2.0 until 4:30 pm PST.
- Written confirmation of the lock will be emailed to broker, AM and AE within 24 hours, but usually same day. Any discrepancies in pricing should be reported to the lock desk immediately.
- Locks expiring on weekends or Holidays will roll to next business day unless the loan has been extended.
- Rates and prices are subject to change without notice.

#### Extension Policies

- Locks must be extended on or before the lock expiration date by the lock cut-off time. Per diem, 7, 10, or 15 day extensions are available.
- See specific Program for extension cost and terms available. Extension requests should be emailed to [Lockdesk@weslend.com](mailto:Lockdesk@weslend.com)
- Expired locks are subject to worst case pricing within 30 days of lock expiration. Rerlock fee on expired locks are .125% (Fees may vary for Non Agency Programs/All Arm programs)

#### Fee Buyout Option Price Adjustor

	\$60-100k	>100-125k	>\$125-150k	>\$150-175k	>\$175-200k	>\$200-250k	>\$250-300k	>\$300-350k	>\$350-500k	>\$500-726,525k
Non TX	1.000	0.750	0.650	0.525	0.475	0.435	0.338	0.373	0.327	0.194
TX Only	1.000	0.750	0.650	0.525	0.475	0.425	0.340	0.283	0.243	0.170

**Loan Amounts Greater than \$679,650 require fees to be charged on the back end.  
Minimum Loan Amounts in NY and TX \$75,000**

#### Contact Numbers

Main  
Submissions  
Broker Support  
Lock Desk

#### Phone #

(877) 945-4105  
(877) 945-4105 X 1  
(877) 945-4105 X 8  
Ph: (877) 945-4105 X 3  
Fx: (949) 313-1741

#### Email Address

[info@weslend.com](mailto:info@weslend.com)  
[support@weslend.com](mailto:support@weslend.com)  
[lockdesk@weslend.com](mailto:lockdesk@weslend.com)

***Rates are subject to change without notice!***

**Lender fees are not applicable if you select the Lender Fee Buyout.**

**Conv. FHA, VA & USDA Fee Sheet: [www.weslendwholesale.com](http://www.weslendwholesale.com) and click Online Forms - Resources**

## WESLEND CHOICE CONFORMING AND HIGH BALANCE FIXED RATE PROGRAMS

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

1000-99 DU Fixed 30 Year				1300-99 DU Fixed 15 Year				1400-99 DU Fixed 10 Year			
1001-99 LP Fixed 30 Year				1301-99 LP Fixed 15 Year				1401-99 LP Fixed 10 Year			
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day
4.000	0.313	0.313	0.352	3.500	(0.217)	(0.217)	(0.217)	3.500	0.012	0.012	0.012
4.125	(0.446)	(0.384)	(0.368)	3.625	(0.699)	(0.699)	(0.699)	3.625	(0.456)	(0.456)	(0.456)
4.250	(1.070)	(1.008)	(0.992)	3.750	(0.877)	(0.877)	(0.877)	3.750	(0.759)	(0.759)	(0.759)
4.375	(1.556)	(1.493)	(1.478)	3.875	(1.396)	(1.396)	(1.396)	3.875	(1.153)	(1.153)	(1.153)
4.500	(1.883)	(1.883)	(1.808)	4.000	(1.591)	(1.591)	(1.591)	4.000	(1.520)	(1.457)	(1.442)
4.625	(2.301)	(2.250)	(2.192)	4.125	(2.027)	(2.027)	(2.027)	4.125	(1.805)	(1.784)	(1.784)
4.750	(2.908)	(2.846)	(2.799)	4.250	(2.431)	(2.431)	(2.431)	4.250	(2.188)	(2.188)	(2.188)
4.875	(3.483)	(3.420)	(3.373)	4.375	(2.928)	(2.928)	(2.928)	4.375	(2.685)	(2.685)	(2.685)
5.000	(3.582)	(3.582)	(3.511)	4.500	(2.955)	(2.955)	(2.955)	4.500	(2.712)	(2.712)	(2.712)
5.125	(3.821)	(3.821)	(3.725)	4.625	(2.939)	(2.939)	(2.939)	4.625	(2.820)	(2.757)	(2.726)
5.250	(4.275)	(4.213)	(4.166)	4.750	(3.196)	(3.196)	(3.196)	4.750	(3.055)	(2.992)	(2.961)
5.375	(4.668)	(4.605)	(4.558)	4.875	(3.442)	(3.380)	(3.348)	4.875	(3.238)	(3.176)	(3.145)
5.500	(4.749)	(4.749)	(4.628)	5.000	(3.805)	(3.805)	(3.805)				
5.625	(4.891)	(4.891)	(4.761)	5.125	(3.971)	(3.971)	(3.971)				
5.750	(5.319)	(5.256)	(5.194)								
5.875	(5.656)	(5.593)	(5.531)								

1200-99 DU Fixed 20 Year				1033-99 DU 30 Year Fixed HB				1333-99 DU 15 Year Fixed HB			
1201-99 LP Fixed 20 Year											
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
4.000	(0.525)	(0.463)	(0.447)	4.375	0.336	0.336	0.428	3.750	0.184	0.184	0.184
4.125	(1.135)	(1.072)	(1.056)	4.500	(0.087)	(0.087)	0.036	3.875	(0.335)	(0.335)	(0.335)
4.250	(1.635)	(1.572)	(1.556)	4.625	(0.309)	(0.309)	(0.198)	4.000	(0.417)	(0.417)	(0.417)
4.375	(2.045)	(1.983)	(1.967)	4.750	(0.848)	(0.785)	(0.739)	4.125	(0.739)	(0.739)	(0.739)
4.500	(2.510)	(2.465)	(2.400)	4.875	(1.381)	(1.319)	(1.272)	4.250	(0.974)	(0.974)	(0.974)
4.625	(3.022)	(2.960)	(2.913)	5.000	(1.641)	(1.641)	(1.570)	4.375	(1.332)	(1.332)	(1.332)
4.750	(3.526)	(3.463)	(3.416)	5.125	(1.813)	(1.813)	(1.697)	4.500	(1.368)	(1.368)	(1.368)
4.875	(4.043)	(3.981)	(3.934)	5.250	(1.969)	(1.906)	(1.859)	4.625	(1.345)	(1.345)	(1.345)
5.000	(3.861)	(3.861)	(3.732)	5.375	(2.443)	(2.380)	(2.333)	4.750	(1.323)	(1.323)	(1.323)
5.125	(4.279)	(4.217)	(4.170)	5.500	(2.607)	(2.607)	(2.456)	4.875	(1.307)	(1.307)	(1.307)
5.250	(4.679)	(4.617)	(4.570)	5.625	(2.845)	(2.845)	(2.694)	5.000	(1.754)	(1.754)	(1.754)
5.375	(4.994)	(4.931)	(4.884)	5.750	(2.779)	(2.779)	(2.648)	5.125	(1.735)	(1.735)	(1.735)
5.500	(4.799)	(4.799)	(4.647)	5.875	(2.719)	(2.657)	(2.594)				
5.625	(4.957)	(4.957)	(4.805)								

1053-99 30 LP SuperConf.				1353-99 15 LP Super Conf.				Highlights			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day				
4.375	0.336	0.336	0.428	3.750	0.184	0.184	0.184	<ul style="list-style-type: none"> <li>• 1031 Exchange Transactions - Allowed</li> <li>• Age Related Deed Restrictions - Allowed</li> <li>• Impound Account - Required; LTV &gt; 80%</li> <li>• Unpermitted Additions - Allowed</li> <li>• Future Employment Income - Allowed</li> <li>• Third Party Processing Fee - Allowed</li> <li>• Transferred Appraisals - Not Allowed</li> <li>• Highlights vary between DU and LPA</li> </ul> <p style="font-size: small; margin-top: 10px;">See full guidelines for details</p>			
4.500	(0.087)	(0.087)	0.036	3.875	(0.335)	(0.335)	(0.335)				
4.625	(0.309)	(0.309)	(0.198)	4.000	(0.417)	(0.417)	(0.417)				
4.750	(0.848)	(0.785)	(0.739)	4.125	(0.739)	(0.739)	(0.739)				
4.875	(1.381)	(1.319)	(1.272)	4.250	(0.974)	(0.974)	(0.974)				
5.000	(1.641)	(1.641)	(1.570)	4.375	(1.332)	(1.332)	(1.332)				
5.125	(1.813)	(1.813)	(1.697)	4.500	(1.368)	(1.368)	(1.368)				
5.250	(1.969)	(1.906)	(1.859)	4.625	(1.345)	(1.345)	(1.345)				
5.375	(2.443)	(2.380)	(2.333)	4.750	(1.323)	(1.323)	(1.323)				
5.500	(2.607)	(2.607)	(2.456)	4.875	(1.307)	(1.307)	(1.307)				
5.625	(2.845)	(2.845)	(2.694)	5.000	(1.754)	(1.754)	(1.754)				
5.750	(2.779)	(2.779)	(2.648)	5.125	(1.735)	(1.735)	(1.735)				
5.875	(2.719)	(2.657)	(2.594)								

### Choice Conforming Fixed Price Adjustments

Risk Based Adjustments*		<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
Risk Based adjustments DO NOT apply to loan terms 15 year or									
620 - 639		0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500
640 - 659		0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
660 - 679		0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
680 - 699		0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
700 - 719		0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
720 - 739		0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
> 740		0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
<b>Loan Feature Adjustments (all terms)</b>									
		<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
Cashout Refi & Fico 620 - 639		0.625	1.625	1.625	3.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 640 - 659		0.625	1.625	1.625	2.625	n/a	n/a	n/a	n/a
Cashout Refi & Fico 660 - 679		0.625	1.125	1.125	1.875	n/a	n/a	n/a	n/a
Cashout Refi & Fico 680 - 699		0.375	1.125	1.125	1.750	n/a	n/a	n/a	n/a
Cashout Refi & Fico 700 - 719		0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 720 - 739		0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico >=740		0.375	0.625	0.625	0.875	n/a	n/a	n/a	n/a
HB C/O Refi (in addition to above)		1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a
Below adjustments apply to all terms									
\$60,000-\$100,000		0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
\$100,001-\$125,000		0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150
\$125,001+\$275,000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$275,001+\$300,000		(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)
Escrow Waiver (Except NY)		0.250	0.250	0.250	0.250	n/a	n/a	n/a	n/a
Investment Property		2.125	2.125	2.125	3.375	n/a	n/a	n/a	n/a
Attach Condo	term > 180	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
2 Units		1.000	1.000	1.000	1.000	1.000	n/a	n/a	n/a
3-4 Units		1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a
HighBal Purchase & R/T Refi		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
<b>Loans with Secondary Financing</b>					<b>State Adjustments</b>				
All Loans with Sub Financing			(0.375)	<b>Zone 1: NY</b>					0.100
The below adds also apply:				<b>Zone 2: MA, ND</b>					0.050
<b>LTV Range</b>	<b>CLTV Range</b>	<b>Fico &lt;720</b>	<b>Fico &gt;=720</b>	<b>Zone 3: AZ, CO, IA, IL, ME, MO, NV, VA, WI, WY</b>					0.000
≤ 65.00%	80.01% – 95.00%	0.500%	0.250%	<b>Zone 4: AL, AR, CT, DC, ID, HI, IN, KS, KY, MD, MI, MN, NE, NH, NJ, NM, OR, RI, UT, WA</b>					(0.050)
65.01% – 75.00%	80.01% – 95.00%	0.750%	0.500%	<b>Zone 5: AK, GA, TN, MT, LA, NC, SC, OH, OK, PA</b>					(0.100)
75.01% – 95.00%	90.01% – 95.00%	1.000%	0.750%	<b>Zone 6: FL</b>					(0.150)
75.01% – 90.00%	76.01% – 90.00%	1.000%	0.750%	<b>Zone 7a: TX (w/o Impounds)</b>					(0.125)
≤ 95.00%	95.01% – 97.00%	1.500%	1.500%	<b>Zone 7b: TX (with Impounds)</b>					(0.225)
<b>LPMI Self-Insured Pricing Adjustments: 30, 20, 15 Yr Fixed, 5/1, 7/1, &amp; 10/1 ARMs only</b>									
<b>LTV</b>	<b>Term</b>	<b>620-639</b>	<b>640-659</b>	<b>660-679</b>	<b>680-699</b>	<b>700-719</b>	<b>720-739</b>	<b>740 - 759</b>	<b>&gt;= 760</b>
<b>95.01 to 97%</b>	30 Yr	8.530	7.830	7.220	5.480	4.420	3.730	2.980	2.160
	<=20 Yr	4.830	4.530	4.260	3.290	2.700	2.280	1.840	1.370
<b>90.01 to 95%</b>	30 Yr	5.830	5.480	5.160	3.940	3.210	2.750	2.220	1.600
	<=20 Yr	3.410	3.250	3.120	2.420	2.010	1.730	1.420	1.060
<b>85.01 to 90%</b>	30 Yr	4.420	4.220	4.060	3.010	2.490	2.080	1.680	1.200
	<=20 Yr	2.650	2.570	2.490	1.880	1.590	1.340	1.110	0.830
<b>&lt;= 85%</b>	30 Yr	1.620	1.570	1.520	1.130	0.970	0.830	0.720	0.590
	<=20 Yr	1.060	1.050	1.020	0.790	0.690	0.620	0.560	0.480
<b>Rate &amp; Term Refi *</b>		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
<b>Cashout Refi*</b>		1.800	1.650	1.500	1.050	0.850	0.700	0.600	0.540
<b>Second Home*</b>		1.350	1.270	1.230	0.700	0.600	0.490	0.390	0.360
<b>3-4 Units Property*</b>		2.630	2.000	1.900	1.750	1.500	1.330	1.190	1.020
<b>Ln Amt &gt; \$726,525*</b>		2.100	1.800	1.500	1.200	0.900	0.750	0.660	0.600
* These adjustments are in addition to the LPMI Fico-LTV Adjustments.									
<b>LPMI Product Codes</b>									
1011-99	DU 30 Yr Fixed LPMI				1020-99	LP 30 Yr Fixed LPMI			
1111-99	DU 25 Yr Fixed LPMI				1120-99	LP 25 Yr Fixed LPMI			
1211-99	DU 20 Yr Fixed LPMI				1220-99	LP 20 Yr Fixed LPMI			
1311-99	DU 15 Yr Fixed LPMI				1320-99	LP 15 Yr Fixed LPMI			
1012-99	DU 30 Yr Fixed HB LPMI				1054-99	LP 30 Yr Fixed SC LPMI			
1312-99	DU 15 Yr Fixed HB LPMI				1354-99	LP 15 Yr Fixed SC LPMI			
<p align="center"><b>Lock Term to 45 Day Price</b></p> <p>60 Day <span style="float: right;">0.250</span></p> <p align="center"><b>Lock Extensions (per diem 0.025 per day)</b></p> <p>7 day <span style="float: right;">0.150</span></p> <p>10 day <span style="float: right;">0.250</span></p> <p>15 day <span style="float: right;">0.375</span></p> <p><b>Relock Fee</b> <span style="float: right;"><b>0.125</b></span></p> <p align="right">Max Lender Credit after adjustments: (4.250)</p> <p align="right">Min. Loan Amount (except TX &amp; NY) \$60,000</p>									

## WESLEND SELECT CONFORMING AND HIGH BALANCE FIXED RATE PROGRAMS

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

1000-05 DU Fixed 30 Year				1300-05 DU Fixed 15 Year				1400-05 DU Fixed 10 Year			
1001-05 LP Fixed 30 Year				1301-05 LP Fixed 15 Year				1401-05 LP Fixed 10 Year			
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day
4.000	(0.382)	(0.257)	(0.257)	3.250	0.639	0.701	0.748	3.250	1.439	1.501	1.548
4.125	(0.874)	(0.749)	(0.749)	3.375	0.117	0.179	0.179	3.375	0.917	0.979	0.979
4.250	(1.433)	(1.277)	(1.277)	3.500	(0.267)	(0.204)	(0.157)	3.500	0.533	0.596	0.643
4.375	(1.935)	(1.778)	(1.778)	3.625	(0.711)	(0.648)	(0.601)	3.625	0.089	0.152	0.199
4.500	(2.408)	(2.252)	(2.252)	3.750	(1.122)	(1.060)	(1.013)	3.750	(0.322)	(0.260)	(0.213)
4.625	(2.852)	(2.696)	(2.696)	3.875	(1.738)	(1.676)	(1.629)	3.875	(0.938)	(0.876)	(0.829)
4.750	(3.187)	(2.984)	(2.968)	4.000	(2.155)	(2.092)	(2.045)	4.000	(1.355)	(1.292)	(1.245)
4.875	(3.637)	(3.434)	(3.419)	4.125	(2.269)	(2.206)	(2.159)	4.125	(1.469)	(1.406)	(1.359)
5.000	(4.076)	(3.873)	(3.857)	4.250	(2.420)	(2.482)	(2.342)	4.250	(1.620)	(1.557)	(1.542)
5.125	(4.365)	(4.162)	(4.147)	4.375	(2.821)	(2.759)	(2.743)	4.375	(2.021)	(1.959)	(1.943)
5.250	(4.569)	(4.366)	(4.350)	4.500	(3.145)	(3.083)	(3.067)	4.500	(2.345)	(2.283)	(2.267)
5.375	(4.965)	(4.762)	(4.747)	4.625	(3.134)	(3.071)	(3.056)	4.625	(2.334)	(2.271)	(2.256)
5.500	(5.307)	(5.104)	(5.089)	4.750	(3.295)	(3.233)	(3.202)	4.750	(2.495)	(2.433)	(2.402)
5.625	(5.601)	(5.398)	(5.382)	4.875	(3.607)	(3.545)	(3.513)	4.875	(2.807)	(2.745)	(2.713)
5.750	(5.582)	(5.363)	(5.332)								
5.875	(5.925)	(5.706)	(5.675)								

1200-05 DU Fixed 20 Year				1033-05 DU 30 Year Fixed HB				1333-05 DU 15 Year Fixed HB			
1201-05 LP Fixed 20 Year											
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
4.000	(0.481)	(0.324)	(0.324)	4.125	(0.004)	0.121	0.121	3.750	0.103	0.165	0.212
4.125	(0.999)	(0.843)	(0.843)	4.250	(0.563)	(0.407)	(0.407)	3.875	(0.513)	(0.451)	(0.404)
4.250	(1.506)	(1.349)	(1.349)	4.375	(1.065)	(0.908)	(0.908)	4.000	(0.930)	(0.867)	(0.820)
4.375	(1.985)	(1.829)	(1.829)	4.500	(1.538)	(1.382)	(1.382)	4.125	(1.044)	(0.981)	(0.934)
4.500	(2.379)	(2.222)	(2.222)	4.625	(1.982)	(1.826)	(1.826)	4.250	(1.320)	(1.257)	(1.242)
4.625	(2.824)	(2.621)	(2.606)	4.750	(2.317)	(2.114)	(2.098)	4.375	(1.721)	(1.659)	(1.643)
4.750	(3.280)	(3.077)	(3.061)	4.875	(2.767)	(2.564)	(2.549)	4.500	(2.045)	(1.983)	(1.967)
4.875	(3.717)	(3.514)	(3.498)	5.000	(3.206)	(3.003)	(2.987)	4.625	(2.034)	(1.971)	(1.956)
5.000	(4.086)	(3.883)	(3.868)	5.125	(3.495)	(3.292)	(3.277)	4.750	(1.945)	(1.883)	(1.852)
5.125	(4.427)	(4.224)	(4.208)	5.250	(3.699)	(3.496)	(3.480)	4.875	(2.257)	(2.195)	(2.163)
5.250	(4.489)	(4.286)	(4.270)	5.375	(4.095)	(3.892)	(3.877)				
5.375	(4.884)	(4.681)	(4.666)								
5.500	(5.199)	(4.996)	(4.980)								
5.625	(5.474)	(5.271)	(5.255)								
5.750	(4.953)	(4.734)	(4.703)								
5.875	(5.308)	(5.089)	(5.058)								

1053-05 30 LP SuperConf.				1353-05 15 LP Super Conf.				Highlights			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day				
4.125	(0.004)	0.121	0.121	3.750	0.103	0.165	0.212	<ul style="list-style-type: none"> <li>• 1031 Exchange Transactions - Allowed</li> <li>• Future Employment Income - Allowed</li> <li>• Transferred Appraisals - Not Allowed</li> <li>• Third Party Processing Fee - Not Allowed</li> <li>• Deed Restrictions - Not Allowed</li> <li>• Highlights vary between DU and LPA</li> </ul>			
4.250	(0.563)	(0.407)	(0.407)	3.875	(0.513)	(0.451)	(0.404)				
4.375	(1.065)	(0.908)	(0.908)	4.000	(0.930)	(0.867)	(0.820)				
4.500	(1.538)	(1.382)	(1.382)	4.125	(1.044)	(0.981)	(0.934)				
4.625	(1.982)	(1.826)	(1.826)	4.250	(1.320)	(1.257)	(1.242)				
4.750	(2.317)	(2.114)	(2.098)	4.375	(1.721)	(1.659)	(1.643)				
4.875	(2.767)	(2.564)	(2.549)	4.500	(2.045)	(1.983)	(1.967)				
5.000	(3.206)	(3.003)	(2.987)	4.625	(2.034)	(1.971)	(1.956)				
5.125	(3.495)	(3.292)	(3.277)	4.750	(1.945)	(1.883)	(1.852)				
5.250	(3.699)	(3.496)	(3.480)	4.875	(2.257)	(2.195)	(2.163)				
5.375	(4.095)	(3.892)	(3.877)								

### Select Conforming Fixed Price Adjustments

Risk Based Adjustments*	<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
* Risk Based adjustments DO NOT apply to loan terms 15 year or less								
620 - 639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500
640 - 659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
660 - 679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
680 - 699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
700 - 719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
720 - 739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
> 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
<b>Loan Feature Adjustments (all terms)</b>	<b>&lt;=60</b>	<b>60.01 - 70</b>	<b>70.01 - 75</b>	<b>75.01 - 80</b>	<b>80.01 - 85</b>	<b>85.01 - 90</b>	<b>90.01 - 95</b>	<b>95.01 - 97</b>
Cashout Refi & Fico 620 - 639	0.625	1.625	1.625	3.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 640 - 659	0.625	1.625	1.625	2.625	n/a	n/a	n/a	n/a
Cashout Refi & Fico 660 - 679	0.625	1.125	1.125	1.875	n/a	n/a	n/a	n/a
Cashout Refi & Fico 680 - 699	0.375	1.125	1.125	1.750	n/a	n/a	n/a	n/a
Cashout Refi & Fico 700 - 719	0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 720 - 739	0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico >=740	0.375	0.625	0.625	0.875	n/a	n/a	n/a	n/a
HB C/O Refi (in addition to above)	1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a

Below adjustments apply to all terms								
\$60,000 - \$100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
\$100,001-\$125,000	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150
\$125,001 - \$275,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$275,001 - \$300,000	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)
Escrow Waiver (except NY)	0.250	0.250	0.250	0.250	n/a	n/a	n/a	n/a
Investment Property	2.125	2.125	2.125	3.375	n/a	n/a	n/a	n/a
Attach Condo	term > 180	0.000	0.000	0.000	0.750	0.750	0.750	0.750
LTV >90%	0.000	0.000	0.000	0.000	0.000	0.000	0.125	0.125
2 Units	1.000	1.000	1.000	1.000	1.000	n/a	n/a	n/a
3-4 Units	1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a
HighBal Purchase & R/T Refi	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250

				State Adjustments					
				<b>Zone 1:</b> NY (except NY Co-Ops)					0.100
				<b>Zone 2:</b> MA, ND					0.050
				<b>Zone 3:</b> AZ, CO, IA, IL, ME, MO, NV, VA, WI, WY					0.000
				<b>Zone 4:</b> AL, AR, CT, DC, ID, HI, IN, KS, KY, MD, MI, MN, NE, NH, NJ, NM, OR, RI, UT, WA					(0.050)
				<b>Zone 5:</b> AK, GA, TN, MT, LA, NC, SC, OH, OK, PA					(0.100)
				<b>Zone 6:</b> FL					(0.150)
				<b>Zone 7a:</b> TX (w/o Impounds)					(0.125)
				<b>Zone 7b:</b> TX (with Impounds)					(0.225)

LPMI Self-Insured Pricing Adjustments: 30, 20, 15 Yr Fixed, 5/1, 7/1, & 10/1 ARMs only									
LTV	Term	620-639	640-659	660-679	680-699	700-719	720-739	740 - 759	>= 760
95.01 to 97%	30 Yr	8.530	7.830	7.220	5.480	4.420	3.730	2.980	2.160
	<=20 Yr	4.830	4.530	4.260	3.290	2.700	2.280	1.840	1.370
90.01 to 95%	30 Yr	5.830	5.480	5.160	3.940	3.210	2.750	2.220	1.600
	<=20 Yr	3.410	3.250	3.120	2.420	2.010	1.730	1.420	1.060
85.01 to 90%	30 Yr	4.420	4.220	4.060	3.010	2.490	2.080	1.680	1.200
	<=20 Yr	2.650	2.570	2.490	1.880	1.590	1.340	1.110	0.830
<= 85%	30 Yr	1.620	1.570	1.520	1.130	0.970	0.830	0.720	0.590
	<=20 Yr	1.060	1.050	1.020	0.790	0.690	0.620	0.560	0.480
Rate & Term Refi *		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cashout Refi*		1.800	1.650	1.500	1.050	0.850	0.700	0.600	0.540
Second Home*		1.350	1.270	1.230	0.700	0.600	0.490	0.390	0.360
3-4 Units Property*		2.630	2.000	1.900	1.750	1.500	1.330	1.190	1.020
Ln Amt > \$726,525*		2.100	1.800	1.500	1.200	0.900	0.750	0.660	0.600

\* These adjustments are in addition to the LPMI Fico-LTV Adjustments.

Max Lender Credit after adjustments: (4.250)  
Min. Loan Amount \$60,000

LPMI Product Codes			
1011-05	DU 30 Yr Fixed LPMI	1020-05	LP 30 Yr Fixed LPMI
1111-05	DU 25 Yr Fixed LPMI	1120-05	LP 25 Yr Fixed LPMI
1211-05	DU 20 Yr Fixed LPMI	1220-05	LP 20 Yr Fixed LPMI
1311-05	DU 15 Yr Fixed LPMI	1320-05	LP 15 Yr Fixed LPMI
1012-05	DU 30 Yr Fixed HB LPMI	1054-05	LP 30 Yr Fixed SC LPMI
1312-05	DU 15 Yr Fixed HB LPMI	1354-05	LP 15 Yr Fixed SC LPMI

**Lock Term to 45 Day Price**

60 Day 0.250

**Lock Extensions (per diem 0.025 per day)**

7 day 0.150

10 day 0.250

15 day 0.375

Relock Fee 0.125

## WESLEND AGENCY CONFORMING AND HIGH BALANCE FIXED RATE PROGRAMS

**\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)**

1000-01 DU Fixed 30 Year				1300-01 DU Fixed 15 Year				1400-01 DU Fixed 10 Year			
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day
4.000	0.416	0.440	0.466	3.500	(0.265)	(0.229)	(0.194)	3.250	0.188	0.224	0.259
4.125	(0.165)	(0.133)	(0.097)	3.625	(0.743)	(0.707)	(0.671)	3.375	(0.160)	(0.124)	(0.089)
4.250	(0.860)	(0.828)	(0.792)	3.750	(0.997)	(0.962)	(0.926)	3.500	(0.482)	(0.447)	(0.411)
4.375	(1.348)	(1.317)	(1.280)	3.875	(1.283)	(1.248)	(1.212)	3.625	(0.769)	(0.733)	(0.698)
4.500	(1.792)	(1.760)	(1.724)	4.000	(1.637)	(1.608)	(1.580)	3.750	(1.386)	(1.357)	(1.329)
4.625	(2.154)	(2.123)	(2.086)	4.125	(2.073)	(2.044)	(2.016)	3.875	(1.691)	(1.663)	(1.635)
4.750	(2.692)	(2.645)	(2.596)	4.250	(2.327)	(2.299)	(2.270)	4.000	(1.965)	(1.937)	(1.908)
4.875	(3.260)	(3.213)	(3.163)	4.375	(2.661)	(2.632)	(2.604)	4.125	(2.199)	(2.171)	(2.142)
5.000	(3.606)	(3.559)	(3.509)	4.500	(2.744)	(2.715)	(2.687)	4.250	(2.421)	(2.393)	(2.364)
5.125	(3.908)	(3.861)	(3.811)	4.625	(3.142)	(3.099)	(3.057)	4.375	(2.623)	(2.594)	(2.566)
5.250	(4.126)	(4.079)	(4.027)	4.750	(3.326)	(3.283)	(3.240)	4.500	(2.830)	(2.796)	(2.762)
5.375	(4.515)	(4.469)	(4.416)	4.875	(3.396)	(3.354)	(3.311)	4.625	(3.074)	(3.032)	(2.989)
5.500	(4.819)	(4.772)	(4.720)	5.000	(3.565)	(3.523)	(3.480)	4.750	(3.297)	(3.254)	(3.212)
5.625	(5.145)	(5.098)	(5.046)					4.875	(3.494)	(3.451)	(3.408)
5.750	(5.286)	(5.231)	(5.173)					5.000	(3.646)	(3.603)	(3.561)
5.875	(5.531)	(5.477)	(5.419)								


  

1001-01 LP Fixed 30 Year				1301-01 LP Fixed 15 Year				1200-01 DU Fixed 20 Year			
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 day
4.000	(0.008)	0.018	0.055	3.500	(0.228)	(0.204)	(0.154)	3.750	0.665	0.688	0.719
4.125	(0.609)	(0.562)	(0.503)	3.625	(0.735)	(0.712)	(0.664)	3.875	0.214	0.237	0.268
4.250	(1.265)	(1.219)	(1.164)	3.750	(1.127)	(1.103)	(1.058)	4.000	(0.433)	(0.401)	(0.361)
4.375	(1.703)	(1.656)	(1.607)	3.875	(1.611)	(1.587)	(1.545)	4.125	(1.000)	(0.969)	(0.928)
4.500	(2.212)	(2.165)	(2.122)	4.000	(1.754)	(1.709)	(1.659)	4.250	(1.542)	(1.510)	(1.470)
4.625	(2.606)	(2.537)	(2.476)	4.125	(2.123)	(2.079)	(2.030)	4.375	(1.911)	(1.880)	(1.839)
4.750	(3.099)	(3.031)	(2.976)	4.250	(2.370)	(2.325)	(2.278)	4.500	(2.279)	(2.248)	(2.207)
4.875	(3.567)	(3.499)	(3.456)	4.375	(2.638)	(2.593)	(2.545)	4.625	(2.803)	(2.756)	(2.702)
5.000	(3.919)	(3.851)	(3.823)	4.500	(2.748)	(2.681)	(2.646)	4.750	(3.334)	(3.287)	(3.233)
5.125	(4.093)	(4.004)	(3.959)	4.625	(3.047)	(2.980)	(2.946)	4.875	(3.783)	(3.736)	(3.682)
5.250	(4.504)	(4.415)	(4.377)	4.750	(3.215)	(3.148)	(3.116)	5.000	(4.062)	(4.015)	(3.961)
5.375	(4.810)	(4.720)	(4.689)					5.125	(4.298)	(4.251)	(4.197)
5.500	(5.064)	(4.975)	(4.946)					5.250	(4.596)	(4.549)	(4.493)
5.625	(5.143)	(5.031)	(4.967)					5.375	(4.781)	(4.735)	(4.678)
5.750	(5.500)	(5.388)	(5.332)					5.500	(4.976)	(4.930)	(4.873)
5.875	(5.694)	(5.582)	(5.530)					5.625	(5.114)	(5.067)	(5.010)
								5.750	(5.251)	(5.200)	(5.141)
								5.875	(5.443)	(5.388)	(5.326)

1201-01 LP Fixed 20 Year				1033-01 DU 30 Year Fixed HB				1333-01 DU 15 Year Fixed HB			
Rate	15 Day	30 Day	45 day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	1.002	1.047	1.142	4.250	0.667	0.698	0.739	3.750	(0.036)	(0.001)	0.035
3.875	0.183	0.228	0.322	4.375	0.100	0.131	0.172	3.875	(0.235)	(0.200)	(0.166)
4.000	(0.479)	(0.433)	(0.341)	4.500	(0.432)	(0.400)	(0.359)	4.000	(0.585)	(0.556)	(0.528)
4.125	(1.293)	(1.248)	(1.156)	4.625	(0.737)	(0.706)	(0.665)	4.125	(0.928)	(0.899)	(0.871)
4.250	(1.991)	(1.945)	(1.859)	4.750	(0.967)	(0.936)	(0.895)	4.250	(1.096)	(1.068)	(1.039)
4.375	(2.482)	(2.437)	(2.354)	4.875	(1.450)	(1.403)	(1.349)	4.375	(1.321)	(1.293)	(1.264)
4.500	(2.952)	(2.906)	(2.827)	5.000	(1.951)	(1.904)	(1.850)	4.500	(1.377)	(1.348)	(1.320)
4.625	(3.149)	(3.082)	(2.988)	5.125	(2.203)	(2.157)	(2.102)	4.625	(1.374)	(1.331)	(1.289)
4.750	(3.617)	(3.550)	(3.459)	5.250	(2.374)	(2.327)	(2.273)	4.750	(1.500)	(1.457)	(1.415)
4.875	(4.098)	(4.031)	(3.944)	5.375	(2.494)	(2.447)	(2.391)	4.875	(1.547)	(1.504)	(1.462)
5.000	(4.395)	(4.328)	(4.243)	5.500	(2.937)	(2.890)	(2.834)	5.000	(1.656)	(1.613)	(1.571)
5.125	(4.370)	(4.281)	(4.173)	5.625	(3.204)	(3.157)	(3.100)				
5.250	(4.662)	(4.573)	(4.467)	5.750	(3.410)	(3.364)	(3.307)				
5.375	(4.879)	(4.790)	(4.688)	5.875	(2.634)	(2.580)	(2.517)				
5.500	(5.045)	(4.956)	(4.857)								
5.625	(5.120)	(5.009)	(4.944)								
5.750	(5.402)	(5.290)	(5.229)								

1053-01 30 LP SuperConf.				1353-01 15 LP Super Conf.				Highlights
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	
4.250	0.356	0.402	0.457	3.750	(0.161)	(0.137)	(0.092)	 <ul style="list-style-type: none"> <li>• 1031 Exchange Transactions - Allowed</li> <li>• Age Related Deed Restrictions - Allowed</li> <li>• Student Loan Refinance - Allowed</li> <li>• Non-Traditional Credit - Allowed</li> <li>• Unpermitted Additions - Allowed</li> <li>• Transferred Appraisals - Allowed</li> <li>• Third Party Processing Fee - Allowed</li> <li>• Highlights vary between DU and LPA</li> </ul> <p align="center">See full guidelines for details</p>
4.375	(0.083)	(0.036)	0.013	3.875	(0.645)	(0.621)	(0.579)	
4.500	(0.591)	(0.544)	(0.501)	4.000	(0.283)	(0.238)	(0.188)	
4.625	(0.884)	(0.816)	(0.754)	4.125	(0.651)	(0.607)	(0.558)	
4.750	(1.377)	(1.309)	(1.254)	4.250	(0.899)	(0.854)	(0.807)	
4.875	(1.845)	(1.777)	(1.734)	4.375	(1.167)	(1.122)	(1.074)	
5.000	(2.197)	(2.129)	(2.101)	4.500	(0.692)	(0.625)	(0.590)	
5.125	(2.052)	(1.963)	(1.918)	4.625	(0.991)	(0.924)	(0.890)	
5.250	(2.463)	(2.374)	(2.336)	4.750	(1.159)	(1.092)	(1.060)	
5.375	(2.769)	(2.679)	(2.648)					
5.500	(3.023)	(2.934)	(2.905)					
5.625	(2.754)	(2.642)	(2.578)					
5.750	(3.111)	(2.999)	(2.943)					

## AGENCY CONFORMING FIXED PRICE ADJUSTMENTS

Risk Based Adjustments*	<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97	
* Risk Based adjustments DO NOT apply to loan terms 15 year or less									
No Score (Non-Traditional Credit)	0.500	1.500	3.000	3.000	3.250	3.250	n/a	n/a	
620 - 639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500	
640 - 659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750	
660 - 679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250	
680 - 699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500	
700 - 719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500	
720 - 739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000	
> 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750	
Loan Feature Adjustments (all terms)									
Cashout Refi & Fico 620 - 639	0.625	1.625	1.625	3.125	n/a	n/a	n/a	n/a	
Cashout Refi & Fico 640 - 659	0.625	1.625	1.625	2.625	n/a	n/a	n/a	n/a	
Cashout Refi & Fico 660 - 679	0.625	1.125	1.125	1.875	n/a	n/a	n/a	n/a	
Cashout Refi & Fico 680 - 699	0.375	1.125	1.125	1.750	n/a	n/a	n/a	n/a	
Cashout Refi & Fico 700 - 719	0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a	
Cashout Refi & Fico 720 - 739	0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a	
Cashout Refi & Fico >=740	0.375	0.625	0.625	0.875	n/a	n/a	n/a	n/a	
HB C/O Refi (in addition to above)	1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a	
Below adjustments apply to all terms									
\$60,000-\$100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
\$100,001-\$125,000	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	
\$125,001 +	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Escrow Waiver (except NY)	0.250	0.250	0.250	0.250	n/a	n/a	n/a	n/a	
Investment Property	2.125	2.125	2.125	3.375	n/a	n/a	n/a	n/a	
Attach Condo	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750	
2 Units	1.000	1.000	1.000	1.000	1.000	n/a	n/a	n/a	
3-4 Units	1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a	
HighBal Purchase & R/T Refi	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
Loans with Secondary Financing				State Adjustments					
All Loans with Sub Financing (0.375)				Zone 1: NY (except NY Co-Ops)					0.100
The below adds also apply:				Zone 2: MA, ND					0.050
				Zone 3: AZ, CO, IA, IL, ME, MO, NV, VA, WI, WY					0.000
LTV Range	CLTV Range	Fico <720	Fico >=720	Zone 4: AL, AR, CT, DC, ID, HI, IN, KS, KY, MD, MI, MN, NE, NH, NJ, NM, OR, RI, UT, WA					(0.050)
≤ 65.00%	80.01% - 95.00%	0.500%	0.250%	Zone 5: AK, GA, TN, MT, LA, NC, SC, OH, OK, PA					(0.100)
65.01% - 75.00%	80.01% - 95.00%	0.750%	0.500%	Zone 6: FL					(0.150)
75.01% - 95.00%	90.01% - 95.00%	1.000%	0.750%	Zone 7a: TX (w/o Impounds)					(0.125)
75.01% - 90.00%	76.01% - 90.00%	1.000%	0.750%	Zone 7b: TX (with Impounds)					(0.225)
≤ 95.00%	95.01% - 97.00%	1.500%	1.500%						
LPMI Self-Insured Pricing Adjustments: 30, 20, 15 Yr Fixed, 5/1, 7/1, & 10/1 ARMs only									
LTV	Term	620-639	640-659	660-679	680-699	700-719	720-739	740 - 759	>= 760
95.01 to 97%	30 Yr	8.530	7.830	7.220	5.480	4.420	3.730	2.980	2.160
	<=20 Yr	4.830	4.530	4.260	3.290	2.700	2.280	1.840	1.370
90.01 to 95%	30 Yr	5.830	5.480	5.160	3.940	3.210	2.750	2.220	1.600
	<=20 Yr	3.410	3.250	3.120	2.420	2.010	1.730	1.420	1.060
85.01 to 90%	30 Yr	4.420	4.220	4.060	3.010	2.490	2.080	1.680	1.200
	<=20 Yr	2.650	2.570	2.490	1.880	1.590	1.340	1.110	0.830
<= 85%	30 Yr	1.620	1.570	1.520	1.130	0.970	0.830	0.720	0.590
	<=20 Yr	1.060	1.050	1.020	0.790	0.690	0.620	0.560	0.480
Rate & Term Refi *		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cashout Refi*		1.800	1.650	1.500	1.050	0.850	0.700	0.600	0.540
Second Home*		1.350	1.270	1.230	0.700	0.600	0.490	0.390	0.360
3-4 Units Property*		2.630	2.000	1.900	1.750	1.500	1.330	1.190	1.020
Ln Amt > \$726,525*		2.100	1.800	1.500	1.200	0.900	0.750	0.660	0.600

\* These adjustments are in addition to the LPMI Fico-LTV Adjustments.

Max Lender Credit after adjustments: (4.250)  
Min. Loan Amount \$60,000

### LPMI Product Codes

1011-01	DU 30 Yr Fixed LPMI	1020-01	LP 30 Yr Fixed LPMI
1111-01	DU 25 Yr Fixed LPMI	1120-01	LP 25 Yr Fixed LPMI
1211-01	DU 20 Yr Fixed LPMI	1220-01	LP 20 Yr Fixed LPMI
1311-01	DU 15 Yr Fixed LPMI	1320-01	LP 15 Yr Fixed LPMI
1012-01	DU 30 Yr Fixed HB LPMI	1054-01	LP 30 Yr Fixed SC LPMI
1312-01	DU 15 Yr Fixed HB LPMI	1354-01	LP 15 Yr Fixed SC LPMI

### Lock Term to 45 Day Price

60 Day 0.300

### Lock Extensions (per diem 0.025 per day)

7 day 0.150  
10 day 0.250  
15 day 0.375  
Relock Fee 0.125

## WESLEND CHOICE GOVERNMENT PROGRAMS

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

8000-99 FHA 30 Year Fixed				8200-99 FHA 20 Year Fixed				8300-99 FHA 15 Year Fixed			
8100-99 FHA 25 Year Fixed											
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	(0.794)	(0.794)	(0.748)	3.750	(0.794)	(0.794)	(0.748)	3.250	7.964	7.964	7.964
3.875	(1.321)	(1.258)	(1.258)	3.875	(1.321)	(1.258)	(1.258)	3.375	7.964	7.964	7.964
4.000	(1.887)	(1.824)	(1.824)	4.000	(1.887)	(1.824)	(1.824)	3.500	(0.546)	(0.483)	(0.436)
4.125	(2.376)	(2.314)	(2.314)	4.125	(2.376)	(2.314)	(2.314)	3.625	(0.981)	(0.918)	(0.871)
4.250	(2.769)	(2.769)	(2.691)	4.250	(2.769)	(2.769)	(2.691)	3.750	(1.408)	(1.346)	(1.299)
4.375	(2.925)	(2.831)	(2.831)	4.375	(2.925)	(2.831)	(2.831)	3.875	(1.688)	(1.625)	(1.609)
4.500	(3.429)	(3.335)	(3.335)	4.500	(3.429)	(3.335)	(3.335)	4.000	(2.121)	(2.059)	(2.043)
4.625	(3.851)	(3.757)	(3.757)	4.625	(3.851)	(3.757)	(3.757)	4.125	(2.539)	(2.476)	(2.461)
4.750	(4.154)	(4.154)	(4.029)	4.750	(4.154)	(4.154)	(4.029)	4.250	(2.944)	(2.881)	(2.866)
4.875	(3.885)	(3.792)	(3.792)	4.875	(3.885)	(3.792)	(3.792)				
5.000	(4.324)	(4.230)	(4.230)	5.000	(4.324)	(4.230)	(4.230)				
5.125	(4.677)	(4.584)	(4.584)	5.125	(4.677)	(4.584)	(4.584)				
5.250	(4.731)	(4.716)	(4.591)	5.250	(4.731)	(4.716)	(4.591)				
5.375	(4.443)	(4.365)	(4.365)	5.375	(4.443)	(4.365)	(4.365)				
5.500	(4.868)	(4.790)	(4.790)	5.500	(4.868)	(4.790)	(4.790)				
6000-99 VA 30 Year Fixed				6200-99 VA 20 Year Fixed				6300-99 VA 15 Year Fixed			
6100-99 VA 25 Year Fixed											
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	(0.794)	(0.794)	(0.748)	3.750	(0.794)	(0.794)	(0.748)	3.250	7.964	7.964	7.964
3.875	(1.321)	(1.258)	(1.258)	3.875	(1.321)	(1.258)	(1.258)	3.375	7.964	7.964	7.964
4.000	(1.887)	(1.824)	(1.824)	4.000	(1.887)	(1.824)	(1.824)	3.500	(0.546)	(0.483)	(0.436)
4.125	(2.376)	(2.314)	(2.314)	4.125	(2.376)	(2.314)	(2.314)	3.625	(0.981)	(0.918)	(0.871)
4.250	(2.769)	(2.769)	(2.691)	4.250	(2.769)	(2.769)	(2.691)	3.750	(1.408)	(1.346)	(1.299)
4.375	(2.925)	(2.831)	(2.831)	4.375	(2.925)	(2.831)	(2.831)	3.875	(1.688)	(1.625)	(1.609)
4.500	(3.429)	(3.335)	(3.335)	4.500	(3.429)	(3.335)	(3.335)	4.000	(2.121)	(2.059)	(2.043)
4.625	(3.851)	(3.757)	(3.757)	4.625	(3.851)	(3.757)	(3.757)	4.125	(2.539)	(2.476)	(2.461)
4.750	(4.154)	(4.154)	(4.029)	4.750	(4.154)	(4.154)	(4.029)	4.250	(2.944)	(2.881)	(2.866)
4.875	(3.885)	(3.792)	(3.792)	4.875	(3.885)	(3.792)	(3.792)				
5.000	(4.324)	(4.230)	(4.230)	5.000	(4.324)	(4.230)	(4.230)				
5.125	(4.677)	(4.584)	(4.584)	5.125	(4.677)	(4.584)	(4.584)				
5.250	(4.731)	(4.716)	(4.591)	5.250	(4.731)	(4.716)	(4.591)				
5.375	(4.443)	(4.365)	(4.365)	5.375	(4.443)	(4.365)	(4.365)				
5.500	(4.868)	(4.790)	(4.790)	5.500	(4.868)	(4.790)	(4.790)				
8033-99 FHA High Bal 30 Year Fixed				8333-99 FHA High Balance 15 Year Fixed				6033-99 VA High Bal 30 Year Fixed			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.875	0.461	0.461	0.539	3.500	0.036	0.036	0.036	3.875	0.461	0.461	0.539
4.000	(0.089)	(0.089)	(0.011)	3.625	(0.402)	(0.402)	(0.402)	4.000	(0.089)	(0.089)	(0.011)
4.125	(0.631)	(0.631)	(0.552)	3.750	(0.345)	(0.345)	(0.345)	4.125	(0.631)	(0.631)	(0.552)
4.250	(1.142)	(1.142)	(1.064)	3.875	(0.829)	(0.829)	(0.829)	4.250	(1.142)	(1.142)	(1.064)
4.375	(0.901)	(0.901)	(0.776)	4.000	(1.297)	(1.297)	(1.297)	4.375	(0.901)	(0.901)	(0.776)
4.500	(1.409)	(1.409)	(1.284)	4.125	(1.696)	(1.696)	(1.696)	4.500	(1.409)	(1.409)	(1.284)
4.625	(1.907)	(1.907)	(1.782)	4.250	(1.399)	(1.399)	(1.399)	4.625	(1.907)	(1.907)	(1.782)
4.750	(2.339)	(2.339)	(2.214)					4.750	(2.339)	(2.339)	(2.214)
4.875	(1.441)	(1.426)	(1.301)					4.875	(1.441)	(1.426)	(1.301)
5.000	(1.809)	(1.793)	(1.668)					5.000	(1.809)	(1.793)	(1.668)
5.125	(2.192)	(2.177)	(2.052)					5.125	(2.192)	(2.177)	(2.052)
5.250	(2.604)	(2.588)	(2.463)					5.250	(2.604)	(2.588)	(2.463)
7000-99 USDA / GRH 30 Year Fixed								Streamline/IRRRL Codes			
Rate	15 Day	30 Day	45 Day								
3.625	8.605	8.667	8.667					8037-99	30 Year Fixed Streamline		
3.750	(0.794)	(0.794)	(0.748)					8137-99	25 Year Fixed Streamline		
3.875	(1.321)	(1.258)	(1.258)					8237-99	20 Year Fixed Streamline		
4.000	(1.887)	(1.824)	(1.824)					8337-99	15 Year Fixed Streamline		
4.125	(2.376)	(2.314)	(2.314)					8038-99	30 Year Fixed HB Streamline		
4.250	(2.769)	(2.769)	(2.691)					8338-99	15 Year Fixed HB Streamline		
4.375	(2.925)	(2.831)	(2.831)					6037-99	VA 30 Year IRRRL		
4.500	(3.429)	(3.335)	(3.335)					6137-99	VA 25 Year IRRRL		
4.625	(3.851)	(3.757)	(3.757)					6237-99	VA 20 Year IRRRL		
4.750	(4.154)	(4.154)	(4.029)					6337-99	VA 15 Year IRRRL		
4.875	(3.885)	(3.792)	(3.792)					6038-99	VA 30 Year High Balance IRRRL		
5.000	(4.324)	(4.230)	(4.230)					6333-99	VA 15 Year High Balance		
5.125	(4.677)	(4.584)	(4.584)								
5.250	(4.731)	(4.716)	(4.591)								
5.375	(4.443)	(4.365)	(4.365)								



### Choice Government Price Adjustments

Fico 580 - 599	FHA/VA	2.500
Fico 600 - 619	FHA/VA	2.000
Fico 620 - 639	FHA/VA	1.250
Fico 640- 659	FHA/VA	0.250
Fico 660- 679	FHA/VA	0.000
Fico 680 - 699	FHA/VA	0.000
Fico > 700	FHA/VA	(0.125)
VA Loans	VA	0.250
<b>State Adjustments:</b>		
Zone 1: NY		0.100
Zone 2: NV, UT		0.050
Zone 3: CO, GA, ID, MA, MD, NC, WI		0.000
Zone 4: AL, AZ, CT, DC, HI, IN, ME, MI, MN, MO, NE, NJ		-0.050
Zone 5: AK,IA,IL, KS, LA, ND, NH, NM, OH, OK, OR, WA, RI, SC, TN, VA		-0.100
Zone 6: AR, FL, MT, PA		-0.150
Zone 7: TX		-0.300
<b>** Loan amount adjustments to Total loan amount</b>		
Loan Amounts \$60,001 - \$75,000	FHA/VA	0.500
Loan Amounts \$75,001 - \$100,000	FHA/VA	0.250
Loan Amounts \$100,001 - \$125,000	FHA/VA	0.125
Loan Amounts \$125,001 - \$225,000	FHA/VA	0.000
Loan Amounts \$225,001 - \$250,000	FHA/VA	(0.100)
Loan Amounts > \$726,525	FHA/VA	0.250
2-4 Units	FHA/VA	0.000
Streamline All LTV ranges (includes HB)	FHA/VA	0.250
Manual Underwrite w/FICO >=640	FHA/VA	0.375
Manual Underwrite w/FICO <640	FHA/VA	0.750

### Choice USDA Price Adjustments

Fico 620 to 639	2.000
Fico 640 to 659	1.500
Fico 660 to 679	0.750
Fico 680 to 699	0.250
Fico 700 to 719	0.125
Fico 720 +	0.000
<b>State Adjustments (USDA Only!)</b>	
Zone 1: AK TX WI	(0.100)
Zone 2: IL MI NH	(0.050)
Zone 3: FL GA IA IN KS KY MN MO NC NE NJ NY OH OK OR PA TN	0.000
Zone 4: AL AR AZ LA MD ME MS ND RI SC WA	0.050
Zone 5: CO CT DE ID MA MT NM NV UT VA WY	0.100
<b>** Loan amount adjustments to Total loan amount</b>	
Loan Amount 60,000 - 75,000	1.000
Loan Amount 75,001 - 100,000	0.250
Loan Amount 150,001 - 200,000	0.000
Loan Amount > 200,000	0.000
<b>Max Lender Credit after adjustments FIXED:</b>	<b>(4.750)</b>
<b>Max Lender Credit after adjustments FIXED HB:</b>	<b>(3.750)</b>
<b>Max Lender Credit after adjustments ARMS:</b>	<b>(2.750)</b>

**\$495 FHA/VA Streamline fee is available for  
 Lender buyout but will be adjusted manually at lock  
 based on loan amount**

WesLend FHA Lender ID	2323400005
WesLend VA Lender ID	9026880000

<b><u>Lock Ext</u></b>	
7 day	0.150
10 day	0.250
15 day	0.375

<b><u>Relock Fee</u></b>	0.125
Lock Ext per diem 0.025	

<b><u>Lock Term to 45 Day Price</u></b>	
60 Day	0.250

## WESLEND SELECT GOVERNMENT PROGRAMS

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

8000-05 FHA 30 Year Fixed				8200-05 FHA 20 Year Fixed				8300-05 FHA 15 Year Fixed			
8100-05 FHA 25 Year Fixed											
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	(0.724)	(0.661)	(0.646)	3.750	(0.724)	(0.661)	(0.646)	3.250	0.455	0.518	0.565
3.875	(1.302)	(1.239)	(1.224)	3.875	(1.302)	(1.239)	(1.224)	3.375	(0.008)	0.055	0.102
4.000	(1.854)	(1.792)	(1.776)	4.000	(1.854)	(1.792)	(1.776)	3.500	(0.456)	(0.393)	(0.346)
4.125	(2.379)	(2.317)	(2.301)	4.125	(2.379)	(2.317)	(2.301)	3.625	(0.888)	(0.825)	(0.778)
4.250	(2.334)	(2.271)	(2.209)	4.250	(2.334)	(2.271)	(2.209)	3.750	(1.158)	(1.095)	(1.079)
4.375	(2.856)	(2.794)	(2.731)	4.375	(2.856)	(2.794)	(2.731)	3.875	(1.587)	(1.525)	(1.509)
4.500	(3.350)	(3.287)	(3.225)	4.500	(3.350)	(3.287)	(3.225)	4.000	(1.998)	(1.936)	(1.920)
4.625	(3.812)	(3.750)	(3.687)	4.625	(3.812)	(3.750)	(3.687)	4.125	(2.391)	(2.328)	(2.313)
4.750	(3.342)	(3.279)	(3.201)	4.750	(3.342)	(3.279)	(3.201)	4.250	(2.246)	(2.184)	(2.153)
4.875	(3.803)	(3.740)	(3.662)	4.875	(3.803)	(3.740)	(3.662)	4.375	(2.637)	(2.575)	(2.543)
5.000	(4.232)	(4.170)	(4.092)	5.000	(4.232)	(4.170)	(4.092)	4.500	(3.008)	(2.945)	(2.914)
5.125	(4.629)	(4.567)	(4.489)	5.125	(4.629)	(4.567)	(4.489)	4.625	(3.358)	(3.295)	(3.264)
5.250	(3.923)	(3.860)	(3.798)	5.250	(3.923)	(3.860)	(3.798)				
5.375	(4.319)	(4.256)	(4.194)	5.375	(4.319)	(4.256)	(4.194)				
5.500	(4.682)	(4.620)	(4.557)	5.500	(4.682)	(4.620)	(4.557)				

6000-05 VA 30 Year Fixed				6200-05 VA 20 Year Fixed				6300-05 VA 15 Year Fixed			
6100-05 VA 25 Year Fixed											
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	(0.724)	(0.661)	(0.646)	3.750	(0.724)	(0.661)	(0.646)	3.250	0.455	0.518	0.565
3.875	(1.302)	(1.239)	(1.224)	3.875	(1.302)	(1.239)	(1.224)	3.375	(0.008)	0.055	0.102
4.000	(1.854)	(1.792)	(1.776)	4.000	(1.854)	(1.792)	(1.776)	3.500	(0.456)	(0.393)	(0.346)
4.125	(2.379)	(2.317)	(2.301)	4.125	(2.379)	(2.317)	(2.301)	3.625	(0.888)	(0.825)	(0.778)
4.250	(2.334)	(2.271)	(2.209)	4.250	(2.334)	(2.271)	(2.209)	3.750	(1.158)	(1.095)	(1.079)
4.375	(2.856)	(2.794)	(2.731)	4.375	(2.856)	(2.794)	(2.731)	3.875	(1.587)	(1.525)	(1.509)
4.500	(3.350)	(3.287)	(3.225)	4.500	(3.350)	(3.287)	(3.225)	4.000	(1.998)	(1.936)	(1.920)
4.625	(3.812)	(3.750)	(3.687)	4.625	(3.812)	(3.750)	(3.687)	4.125	(2.391)	(2.328)	(2.313)
4.750	(3.342)	(3.279)	(3.201)	4.750	(3.342)	(3.279)	(3.201)	4.250	(2.246)	(2.184)	(2.153)
4.875	(3.803)	(3.740)	(3.662)	4.875	(3.803)	(3.740)	(3.662)	4.375	(2.637)	(2.575)	(2.543)
5.000	(4.232)	(4.170)	(4.092)	5.000	(4.232)	(4.170)	(4.092)	4.500	(3.008)	(2.945)	(2.914)
5.125	(4.629)	(4.567)	(4.489)	5.125	(4.629)	(4.567)	(4.489)	4.625	(3.358)	(3.295)	(3.264)
5.250	(3.923)	(3.860)	(3.798)	5.250	(3.923)	(3.860)	(3.798)				
5.375	(4.319)	(4.256)	(4.194)	5.375	(4.319)	(4.256)	(4.194)				
5.500	(4.682)	(4.620)	(4.557)	5.500	(4.682)	(4.620)	(4.557)				

8033-05 FHA High Bal 30 Year Fixed				8333-05 FHA High Balance 15 Year Fixed				6033-05 VA High Bal 30 Year Fixed			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.875	(0.217)	(0.154)	(0.139)	3.250	1.075	1.138	1.185	3.875	(0.217)	(0.154)	(0.139)
4.000	(0.769)	(0.707)	(0.691)	3.375	0.612	0.675	0.722	4.000	(0.769)	(0.707)	(0.691)
4.125	(1.294)	(1.232)	(1.216)	3.500	0.164	0.227	0.274	4.125	(1.294)	(1.232)	(1.216)
4.250	(1.124)	(1.061)	(0.999)	3.625	(0.268)	(0.205)	(0.158)	4.250	(1.124)	(1.061)	(0.999)
4.375	(1.646)	(1.584)	(1.521)	3.750	(0.538)	(0.475)	(0.459)	4.375	(1.646)	(1.584)	(1.521)
4.500	(2.140)	(2.077)	(2.015)	3.875	(0.967)	(0.905)	(0.889)	4.500	(2.140)	(2.077)	(2.015)
4.625	(2.602)	(2.540)	(2.477)	4.000	(1.378)	(1.316)	(1.300)	4.625	(2.602)	(2.540)	(2.477)
4.750	(1.882)	(1.819)	(1.741)	4.125	(1.771)	(1.708)	(1.693)	4.750	(1.882)	(1.819)	(1.741)
4.875	(2.343)	(2.280)	(2.202)	4.250	(1.626)	(1.564)	(1.533)	4.875	(2.343)	(2.280)	(2.202)
5.000	(2.772)	(2.710)	(2.632)	4.375	(2.017)	(1.955)	(1.923)	5.000	(2.772)	(2.710)	(2.632)
5.125	(3.169)	(3.107)	(3.029)	4.500	(2.388)	(2.325)	(2.294)	5.125	(3.169)	(3.107)	(3.029)
				4.625	(2.738)	(2.675)	(2.644)				

7000-05 USDA / GRH 30 Year Fixed				Streamline/IRRRL Codes			
Rate	15 Day	30 Day	45 Day				
3.750	(0.724)	(0.661)	(0.646)	8037-05	30 Year Fixed Streamline		
3.875	(1.302)	(1.239)	(1.224)	8137-05	25 Year Fixed Streamline		
4.000	(1.854)	(1.792)	(1.776)	8237-05	20 Year Fixed Streamline		
4.125	(2.379)	(2.317)	(2.301)	8337-05	15 Year Fixed Streamline		
4.250	(2.334)	(2.271)	(2.209)	8038-05	30 Year Fixed HB Streamline		
4.375	(2.856)	(2.794)	(2.731)	8338-05	15 Year Fixed HB Streamline		
4.500	(3.350)	(3.287)	(3.225)	6037-05	VA 30 Year IRRRL		
4.625	(3.812)	(3.750)	(3.687)	6137-05	VA 25 Year IRRRL		
4.750	(3.342)	(3.279)	(3.201)	6237-05	VA 20 Year IRRRL		
4.875	(3.803)	(3.740)	(3.662)	6337-05	VA 15 Year IRRRL		
5.000	(4.232)	(4.170)	(4.092)	6038-05	VA 30 Year High Balance IRRRL		
5.125	(4.629)	(4.567)	(4.489)	6333-05	VA 15 Year High Balance		
5.250	(3.923)	(3.860)	(3.798)				
5.375	(4.319)	(4.256)	(4.194)				
5.500	(4.682)	(4.620)	(4.557)				

Select Government Price Adjustments								
FICO	Total Ln Amt <\$140,000			Total Ln Amt >=\$140,000			Loan Amounts \$60,001 - \$75,000	0.500
	FHA	VA	USDA	FHA	VA	USDA		
>=780	(0.625)	(0.500)	(0.750)	(0.375)	(0.500)	(0.500)	Loan Amounts \$75,001 - \$100,000	0.250
>=740 <780	(0.375)	(0.375)	(0.500)	(0.250)	(0.250)	(0.375)	Loan Amounts \$100,001 - \$125,000	0.125
>=720 <740	0.000	0.000	2.250	0.000	0.000	1.125	Loan Amounts \$125,001 - \$225,000	0.000
>=700 <720	0.000	0.000	2.250	0.000	0.000	1.125	Loan Amounts \$225,001 - \$250,000	(0.100)
>=680 <700	1.500	0.125	2.875	0.250	0.125	1.625	Gov't Non-Owner	0.500
>=660 <680	2.500	0.125	4.375	0.375	0.125	2.250	FHA/USDA Refi	0.125
>=640 <660	3.500	1.875	5.875	0.500	0.250	3.000	FHA/VA Streamline Refi	0.250
>=620 <640	N/A	3.125	N/A	N/A	0.750	N/A		

State Adjustments:		
Zone 1: NY		0.100
Zone 2: NV, UT		0.050
Zone 3: CO, GA, ID, MA, MD, NC, WI		0.000
Zone 4: AL, AZ, CT, DC, HI, IN, ME, MI, MN, MO, NE, NJ		(0.050)
Zone 5: AK, IA, IL, KS, LA, ND, NH, NM, OH, OK, OR, WA, RI, SC, TN, VA		(0.100)
Zone 6: AR, FL, MT, PA		(0.150)
Zone 7: TX		(0.300)

Lock Ext		Relock Fee	Lock Term to 45 Day Price	
7 day	0.150	0.125	60 Day	0.250
10 day	0.250	Lock Ext per diem 0.025		
15 day	0.375			

<b>Max Lender Credit after adjustments FIXED:</b>	<b>(4.750)</b>	<b>\$495 FHA/VA Streamline fee is available for Lender buyout but will be adjusted manually at lock based on loan amount</b>
<b>Max Lender Credit after adjustments FIXED HB:</b>	<b>(3.750)</b>	
<b>Max Lender Credit after adjustments ARMS:</b>	<b>(2.750)</b>	

WesLend FHA Lender ID	2323400005
WesLend VA Lender ID	9026880000

## Home Ready & Home Possible

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

### Home Ready & Home Possible

1021-00 HomeReady 30 Year Fixed				HomeReady LLPAs/Caps	Additional Product Codes:
<b>Rate</b>	<b>15 Day</b>	<b>30 Day</b>	<b>45 day</b>	<b>LLPAs: *Please refer to page 2 for Risk Based Adjusters*</b>	<b>1024-00 Home Ready 30 LPMI</b>
4.250	(0.460)	(0.428)	(0.392)	<b>Caps: does not include escrow waiver, unpermitted addition, LPMI &amp; State adj's, or Loan amt adj's)</b>	<b>1028-00 Home Possible 30 LPMI</b>
4.375	(0.948)	(0.917)	(0.880)	LTV>80% and Fico >=680 0.000	<b>1029-00 Home Possible Adv 30 LPMI</b>
4.500	(1.392)	(1.360)	(1.324)	All other LTV and fico combinations 1.500	<b>1221-00 Home Ready 20 Year Fixed</b>
4.625	(1.754)	(1.723)	(1.686)		<b>1224-00 Home Possible 20 Year LPMI</b>
4.750	(2.292)	(2.245)	(2.196)		
4.875	(2.860)	(2.813)	(2.763)		
5.000	(3.206)	(3.159)	(3.109)		
5.125	(3.508)	(3.461)	(3.411)		
5.250	(3.726)	(3.679)	(3.627)		
5.375	(4.115)	(4.069)	(4.016)		
5.500	(4.419)	(4.372)	(4.320)		

Home Possible 30/Home Possible Advantage 30 1022-00/1023-00				All Home Possible Programs	Home Possible Advantage LLPAs
<b>Rate</b>	<b>15 Day</b>	<b>30 Day</b>	<b>45 day</b>	> 80 LTV and >= 680 FICO = 0.000	<b>HPA LLPA :(not subject to the cap)</b>
4.250	(0.865)	(0.819)	(0.764)	> 80 LTV and < 680 FICO = 1.500	All LTVs & FICOs 1023-00 only 0.500
4.375	(1.303)	(1.256)	(1.207)	<= 80 LTV = 1.500	Purchase Special not subject to cap
4.500	(1.812)	(1.765)	(1.722)	Lock Term to 45 Day Price	
4.625	(2.206)	(2.138)	(2.076)	60 Day 0.250	
4.750	(2.699)	(2.631)	(2.576)		
4.875	(3.167)	(3.099)	(3.056)		
5.000	(3.519)	(3.451)	(3.423)		
5.125	(3.693)	(3.604)	(3.559)		
5.250	(4.104)	(4.015)	(3.977)		
5.375	(4.410)	(4.320)	(4.289)		

### LPMI Self-Insured Pricing Adjustments: Home Ready, Home Possible, & Home Possible Advantage ONLY

LTV	Term	620-639	640-659	660-679	680-699	700-719	720-739	740 - 759	>= 760
95.01 to 97%	30 Yr	6.350	5.820	5.360	4.090	3.320	2.820	2.270	1.680
90.01 to 95%	30 Yr	4.930	4.630	4.370	3.350	2.740	2.360	1.910	1.410
85.01 to 90%	30 Yr	4.420	4.220	4.060	3.010	2.490	2.080	1.680	1.200
<= 85%	30 Yr	1.620	1.570	1.520	1.130	0.970	0.830	0.720	0.590
Rate & Term Refi *		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cashout Refi*		1.800	1.650	1.500	1.050	0.850	0.700	0.600	0.540
Second Home*		1.350	1.270	1.230	0.700	0.600	0.490	0.390	0.360
3-4 Units Property*		2.630	2.000	1.900	1.750	1.500	1.330	1.190	1.020
Ln Amt > \$726,525*		2.100	1.800	1.500	1.200	0.900	0.750	0.660	0.600

\* These adjustments are in addition to the LPMI Fico-LTV Adjustments.

## Conventional ARMs, Cooperatives, CEMA & Manufactured Homes

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### Conforming ARMs

1700-77 Margin: 2.25				1800-77 Margin: 2.25				1900-77 Margin: 2.25			
5/1 Libor Arm Caps: 2/2/5				7/1 Libor Arm Caps: 5/2/5				10/1 Libor Arm Caps: 5/2/5			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.000	2.236	2.311	2.686	3.000	2.464	2.539	2.689	2.875	3.982	4.057	4.207
3.125	1.909	1.984	2.359	3.125	2.031	2.106	2.256	3.000	3.538	3.613	3.763
3.250	1.590	1.665	2.040	3.250	1.605	1.680	1.830	3.125	3.099	3.174	3.324
3.375	1.272	1.347	1.722	3.375	1.185	1.260	1.410	3.250	2.665	2.740	2.890
3.500	0.950	1.025	1.400	3.500	0.767	0.842	0.992	3.375	2.231	2.306	2.456
3.625	0.631	0.706	1.081	3.625	0.390	0.465	0.615	3.500	1.792	1.867	2.017
3.750	0.191	0.266	0.641	3.750	0.019	0.094	0.244	3.625	1.356	1.431	1.581
3.875	(0.168)	(0.093)	0.282	3.875	(0.351)	(0.276)	(0.126)	3.750	0.686	0.761	0.911
4.000	(0.408)	(0.333)	0.042	4.000	(0.720)	(0.645)	(0.495)	3.875	0.171	0.246	0.396
4.125	(0.648)	(0.573)	(0.198)	4.125	(1.090)	(1.015)	(0.865)	4.000	(0.107)	(0.032)	0.118
4.250	(0.952)	(0.877)	(0.502)	4.250	(1.461)	(1.386)	(1.236)	4.125	(0.384)	(0.309)	(0.159)
4.375	(1.215)	(1.140)	(0.765)	4.375	(1.832)	(1.757)	(1.607)	4.250	(0.666)	(0.591)	(0.441)
4.500	(1.420)	(1.345)	(0.970)	4.500	(2.202)	(2.127)	(1.977)	4.375	(0.944)	(0.869)	(0.719)
4.625	(1.652)	(1.577)	(1.202)	4.625	(2.522)	(2.447)	(2.297)	4.500	(1.222)	(1.147)	(0.997)
				4.750	(2.841)	(2.766)	(2.616)	4.625	(1.501)	(1.426)	(1.276)
								4.750	(2.026)	(1.951)	(1.801)

1733-77 Margin: 2.25				1833-77 Margin: 2.25				DU LPMI, LP & LP LPMI Product Codes:	
DU 5/1 Libor ARM HB Caps: 2/2/5				DU 7/1 Libor ARM HB Caps: 5/2/5				1711-77	5/1 ARM DU LPMI
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	1811-77	7/1 ARM DU LPMI
3.125	2.903	3.028	3.153	3.000	3.833	3.958	4.083	1911-77	10/1 ARM DU LPMI
3.250	2.611	2.736	2.861	3.125	3.394	3.519	3.644		
3.375	2.320	2.445	2.570	3.250	3.063	3.188	3.313	1701-77	5/1 ARM LP
3.500	1.951	2.076	2.201	3.375	2.732	2.857	2.982	1801-77	7/1 ARM LP
3.625	1.582	1.707	1.832	3.500	2.293	2.418	2.543	1901-77	10/1 ARM LP
3.750	1.244	1.369	1.494	3.625	1.855	1.980	2.105		
3.875	0.906	1.031	1.156	3.750	1.434	1.559	1.684	1720-77	5/1 ARM LP LPMI
4.000	0.631	0.756	0.881	3.875	1.014	1.139	1.264	1820-77	7/1 ARM LP LPMI
4.125	0.357	0.482	0.607	4.000	0.630	0.755	0.880	1920-77	10/1 ARM LP LPMI
4.250	0.019	0.144	0.269	4.125	0.247	0.372	0.497		
4.375	(0.317)	(0.192)	(0.067)	4.250	(0.098)	0.027	0.152	1753-77	5/1 ARM LP Super Conforming
4.500	(0.590)	(0.465)	(0.340)	4.375	(0.443)	(0.318)	(0.193)	1853-77	7/1 ARM LP Super Conforming
4.625	(0.863)	(0.738)	(0.613)	4.500	(0.787)	(0.662)	(0.537)		
				4.625	(1.130)	(1.005)	(0.880)		
				4.750	(1.360)	(1.235)	(1.110)		

### Conventional Cooperatives, CEMA & Manufactured Homes

1008-05				1308-05				1007-05			
30 Year Fixed CO-OP				15 Year Fixed CO-OP				30 Year Fixed CEMA			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.750	1.136	1.261	1.261	3.250	1.014	1.076	1.123	3.750	1.136	1.261	1.261
3.875	0.546	0.671	0.671	3.375	0.492	0.554	0.554	3.875	0.546	0.671	0.671
4.000	(0.007)	0.118	0.118	3.500	0.108	0.171	0.218	4.000	(0.007)	0.118	0.118
4.125	(0.499)	(0.374)	(0.374)	3.625	(0.336)	(0.273)	(0.226)	4.125	(0.499)	(0.374)	(0.374)
4.250	(1.058)	(0.902)	(0.902)	3.750	(0.747)	(0.685)	(0.638)	4.250	(1.058)	(0.902)	(0.902)
4.375	(1.560)	(1.403)	(1.403)	3.875	(1.363)	(1.301)	(1.254)	4.375	(1.560)	(1.403)	(1.403)
4.500	(2.033)	(1.877)	(1.877)	4.000	(1.780)	(1.717)	(1.670)	4.500	(2.033)	(1.877)	(1.877)
4.625	(2.477)	(2.321)	(2.321)	4.125	(1.894)	(1.831)	(1.784)	4.625	(2.477)	(2.321)	(2.321)
4.750	(2.812)	(2.609)	(2.593)	4.250	(2.045)	(1.982)	(1.967)	4.750	(2.812)	(2.609)	(2.593)
4.875	(3.262)	(3.059)	(3.044)	4.375	(2.446)	(2.384)	(2.368)	4.875	(3.262)	(3.059)	(3.044)
5.000	(3.701)	(3.498)	(3.482)	4.500	(2.770)	(2.708)	(2.692)	5.000	(3.701)	(3.498)	(3.482)
5.125	(3.990)	(3.787)	(3.772)	4.625	(2.759)	(2.696)	(2.681)	5.125	(3.990)	(3.787)	(3.772)
5.250	(4.194)	(3.991)	(3.975)	4.750	(2.920)	(2.858)	(2.827)	5.250	(4.194)	(3.991)	(3.975)
5.375	(4.590)	(4.387)	(4.372)	4.875	(3.232)	(3.170)	(3.138)	5.375	(4.590)	(4.387)	(4.372)
5.500	(4.932)	(4.729)	(4.714)					5.500	(4.932)	(4.729)	(4.714)
5.625	(5.226)	(5.023)	(5.007)					5.625	(5.226)	(5.023)	(5.007)
5.750	(5.207)	(4.988)	(4.957)					5.750	(5.207)	(4.988)	(4.957)

1307-05				1006-88				1306-88			
15 Year Fixed CEMA				30 Year Fixed MFH				15 Year Fixed MFH			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.250	1.014	1.076	1.123	3.875	2.507	2.530	2.556	3.250	2.348	2.384	2.419
3.375	0.492	0.554	0.554	4.000	1.917	1.980	1.995	3.375	1.827	1.862	1.898
3.500	0.108	0.171	0.218	4.125	1.154	1.216	1.232	3.500	1.335	1.371	1.406
3.625	(0.336)	(0.273)	(0.226)	4.250	0.530	0.592	0.608	3.625	0.858	0.893	0.929
3.750	(0.747)	(0.685)	(0.638)	4.375	0.044	0.107	0.122	3.750	0.603	0.638	0.674
3.875	(1.363)	(1.301)	(1.254)	4.500	(0.192)	(0.160)	(0.124)	3.875	0.317	0.352	0.388
4.000	(1.780)	(1.717)	(1.670)	4.625	(0.701)	(0.639)	(0.592)	4.000	(0.037)	(0.008)	0.020
4.125	(1.894)	(1.831)	(1.784)	4.750	(1.308)	(1.246)	(1.199)	4.125	(0.473)	(0.444)	(0.416)
4.250	(2.045)	(1.982)	(1.967)	4.875	(1.883)	(1.820)	(1.773)	4.250	(0.830)	(0.767)	(0.752)
4.375	(2.446)	(2.384)	(2.368)	5.000	(2.006)	(1.959)	(1.909)	4.375	(1.178)	(1.115)	(1.100)
4.500	(2.770)	(2.708)	(2.692)	5.125	(2.308)	(2.261)	(2.211)	4.500	(1.144)	(1.115)	(1.087)
4.625	(2.759)	(2.696)	(2.681)	5.250	(2.675)	(2.613)	(2.566)	4.625	(1.542)	(1.499)	(1.457)
4.750	(2.920)	(2.858)	(2.827)	5.375	(3.068)	(3.005)	(2.958)	4.750	(1.726)	(1.683)	(1.640)
4.875	(3.232)	(3.170)	(3.138)	5.500	(3.219)	(3.172)	(3.120)	4.875	(1.842)	(1.780)	(1.748)
				5.625	(3.545)	(3.498)	(3.446)	5.000	(1.965)	(1.923)	(1.880)
				5.750	(3.719)	(3.656)	(3.594)				
				5.875	(4.056)	(3.993)	(3.931)				

Conventional ARMs, Cooperatives, CEMA & Manufactured Homes Adjustments									
Risk Based Adjustments*		<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	
* Risk Based adjustments DO NOT apply to loan terms 15 year or less									
620 - 639		0.500	1.500	3.000	3.000	3.250	3.250	3.500	
640 - 659		0.500	1.250	2.750	3.000	3.250	2.750	3.000	
660 - 679		0.000	1.000	2.250	2.750	2.750	2.250	2.500	
680 - 699		0.000	0.500	1.250	1.750	1.500	1.250	1.500	
700 - 719		0.000	0.500	1.000	1.250	1.000	1.000	1.250	
720 - 739		0.000	0.250	0.500	0.750	0.500	0.500	0.750	
> 740		0.000	0.250	0.250	0.500	0.250	0.250	0.500	
<b>Loan Feature Adjustments (all terms)</b>									
		<=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
Cashout Refi & Fico 620 - 639		0.625	1.625	1.625	3.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 640 - 659		0.625	1.625	1.625	2.625	n/a	n/a	n/a	n/a
Cashout Refi & Fico 660 - 679		0.625	1.125	1.125	1.875	n/a	n/a	n/a	n/a
Cashout Refi & Fico 680 - 699		0.375	1.125	1.125	1.750	n/a	n/a	n/a	n/a
Cashout Refi & Fico 700 - 719		0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico 720 - 739		0.375	1.000	1.000	1.125	n/a	n/a	n/a	n/a
Cashout Refi & Fico >=740		0.375	0.625	0.625	0.875	n/a	n/a	n/a	n/a
HB C/O Refi (in addition to above)		1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a
Below adjustments apply to all terms									
\$60,000-\$100,000		0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
\$100,001-\$125,000		0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150
\$125,001 +		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Escrow Waiver (Except NY)		0.250	0.250	0.250	0.250	n/a	n/a	n/a	n/a
Investment Property		2.125	2.125	2.125	3.375	n/a	n/a	n/a	n/a
Attach Condo	term > 180	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
2 Units		1.000	1.000	1.000	1.000	1.000	n/a	n/a	n/a
3-4 Units		1.000	1.000	1.000	1.000	n/a	n/a	n/a	n/a
HighBal Purchase & R/T Refi		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
High Balance ARM <=75% LTV/CLTV	0.750								
High Balance ARM >75% LTV/CLTV	1.500								
<b>State Adjustments</b>									
Loans with Secondary Financing The below adds also apply:									
Zone 1: NY (except NY Co-Ops) 0.250									
Zone 2: MA, ND 0.050									
Zone 3: AZ, CO,IA, IL, ME, MO, NV, VA, WI, WY 0.000									
Zone 4: AL, AR, CT, DC, ID, HI, IN, KS, KY, MD, MI, MN, NE, NH, NJ, NM, OR, RI, UT, WA (0.050)									
Zone 5: AK, GA, TN, MT, LA, NC, SC, OH, OK, PA (0.100)									
Zone 6: FL (0.150)									
Zone 7a: TX (w/o Impounds) (0.125)									
Zone 7b: TX (with Impounds) (0.225)									
<b>LPMI Self-Insured Pricing Adjustments: 30, 20, 15 Yr Fixed, 5/1, 7/1, &amp; 10/1 ARMs only</b>									
<b>LTV</b>	<b>Term</b>	<b>620-639</b>	<b>640-659</b>	<b>660-679</b>	<b>680-699</b>	<b>700-719</b>	<b>720-739</b>	<b>740 - 759</b>	<b>&gt;= 760</b>
95.01 to 97%	30 Yr	8.530	7.830	7.220	5.480	4.420	3.730	2.980	2.160
	<=20 Yr	4.830	4.530	4.260	3.290	2.700	2.280	1.840	1.370
90.01 to 95%	30 Yr	5.830	5.480	5.160	3.940	3.210	2.750	2.220	1.600
	<=20 Yr	3.410	3.250	3.120	2.420	2.010	1.730	1.420	1.060
85.01 to 90%	30 Yr	4.420	4.220	4.060	3.010	2.490	2.080	1.680	1.200
	<=20 Yr	2.650	2.570	2.490	1.880	1.590	1.340	1.110	0.830
<= 85%	30 Yr	1.620	1.570	1.520	1.130	0.970	0.830	0.720	0.590
	<=20 Yr	1.060	1.050	1.020	0.790	0.690	0.620	0.560	0.480
<b>Rate &amp; Term Refi *</b>		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
<b>Cashout Refi*</b>		1.800	1.650	1.500	1.050	0.850	0.700	0.600	0.540
<b>Second Home*</b>		1.350	1.270	1.230	0.700	0.600	0.490	0.390	0.360
<b>3-4 Units Property*</b>		2.630	2.000	1.900	1.750	1.500	1.330	1.190	1.020
<b>Ln Amt &gt; \$726,525*</b>		2.100	1.800	1.500	1.200	0.900	0.750	0.660	0.600
* These adjustments are in addition to the LPMI Fico-LTV Adjustments.									
Max Lender Credit after adjustments:						(4.250)			
Min. Loan Amount						\$60,000			
Lock Term to 45 Day Price						60 Day			
						0.250			
<b>Lock Extensions (per diem 0.025 per day)</b>									
7 day						0.150			
10 day						0.250			
15 day						0.375			
<b>Relock Fee</b>						<b>0.125</b>			



Government Price Adjustments			
Fico 580 - 599	FHA/VA/USDA		2.750
Fico 600 - 619	FHA/VA/USDA		2.250
Fico 620 - 639	FHA/VA/USDA		1.250
<b>State Adjustments:</b>			
Zone 1: NY			0.100
Zone 2: NV, UT			0.050
Zone 3: CO, GA, ID, MA, MD, NC, WI			0.000
Zone 4: AL, AZ, CT, DC, HI, IN, ME, MI, MN, MO, NE, NJ			-0.050
Zone 5: AK, IA, IL, KS, LA, ND, NH, NM, OH, OK, OR, WA, RI, SC, TN, VA			-0.100
Zone 6: AR, FL, MT, PA			-0.150
Zone 7: TX			-0.300
<b>** Loan amount adjustments to Total loan amount</b>			
Loan Amounts \$60,001 - \$75,000	FHA/VA/USDA		0.500
Loan Amounts \$75,001 - \$100,000	FHA/VA/USDA		0.250
Loan Amounts \$100,001 - \$125,000	FHA/VA/USDA		0.125
Loan Amounts \$125,001 - \$299,999	FHA/VA/USDA		0.000
Loan Amounts \$300,000 - \$484,350	FHA/VA/USDA		(0.125)
Loan Amounts > \$726,525	FHA/VA/USDA		0.250
2-4 Units	FHA/VA/USDA		0.000
Streamline All LTV ranges (includes HB)	FHA/VA/USDA		0.250
First Advantage & DPA Price Adjustments			
Fico 550 - 599	First Advantage		2.750
Fico 600 - 619	First Advantage		2.250
Fico 620 - 639	First Advantage		1.250
Fico 640 - 659	First Advantage		0.250
Fico 660 - 679	First Advantage		0.000
Fico 680 - 699	First Advantage		0.000
Fico >= 700	First Advantage		(0.125)
High Bal FICO ≤ 679 *plus above FICO Adj	First Advantage		0.625
Fico >= 720	DPA		(0.250)
Fico 660 - 679	DPA		0.000
Fico 640 - 659	DPA		0.500
Fico 620 - 639	DPA		1.500
Fico 600 - 619	DPA		2.000
<b>State Adjustments:</b>			
Zone 1: NY			0.100
Zone 2: NV, UT			0.050
Zone 3: CO, GA, ID, MA, MD, NC, WI			0.000
Zone 4: AL, AZ, CT, DC, HI, IN, ME, MI, MN, MO, NE, NJ			-0.050
Zone 5: AK, IA, IL, KS, LA, ND, NH, NM, OH, OK, OR, WA, RI, SC, TN, VA			-0.100
Zone 6: AR, FL, MT, PA			-0.150
Zone 7: TX			-0.300
Lock Ext			
7 day			0.150
10 day			0.250
15 day			0.375
Relock Fee			0.125
Lock Ext per diem			0.025
<b><u>Lock Term to 45 Day Price</u></b>			
60 Day			0.250
<b>Max Lender Credit after adjustments FIXED:</b>			<b>(4.750)</b>
<b>Max Lender Credit after adjustments FIXED HB:</b>			<b>(3.750)</b>
<b>Max Lender Credit after adjustments ARMS:</b>			<b>(2.750)</b>
Loan Amounts \$60,001 - \$75,000	First Advantage		0.500
Loan Amounts \$75,001 - \$100,000	First Advantage		0.250
Loan Amounts \$100,001 - \$125,000	First Advantage		0.125
Loan Amounts \$125,001 - \$299,999	First Advantage		0.000
Loan Amounts \$300,000 - \$484,350	First Advantage		0.000
Loan Amounts > \$726,525	First Advantage		0.250
Manual Underwrite w/FICO >=640	First Advantage		0.375
Manual Underwrite w/FICO <640	First Advantage		0.750
<b>\$495 FHA/VA Streamline fee is available for                      Lender buyout but will be adjusted manually at lock                      based on loan amount</b>			
WesLend FHA Lender ID			2323400005
WesLend VA Lender ID			9026880000





## Weslend Non-QM

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

9771-30 Agency Plus 5/1 ARM			9773-30 Alt Doc 5/1 ARM			9774-30 Alt Investor 5/1 ARM		
Rate	30 day	45 day	Rate	30 day	45 day	Rate	30 day	45 day
7.375	(3.312)	(3.187)	7.750	(3.312)	(3.187)	8.125	(3.312)	(3.187)
7.250	(3.062)	(2.937)	7.625	(3.062)	(2.937)	7.990	(3.042)	(2.917)
7.125	(2.812)	(2.687)	7.500	(2.812)	(2.687)	7.875	(2.812)	(2.687)
6.990	(2.542)	(2.417)	7.375	(2.562)	(2.437)	7.750	(2.562)	(2.437)
6.875	(2.312)	(2.187)	7.250	(2.312)	(2.187)	7.625	(2.312)	(2.187)
6.750	(2.062)	(1.937)	7.125	(2.062)	(1.937)	7.500	(2.062)	(1.937)
6.625	(1.812)	(1.687)	6.990	(1.792)	(1.667)	7.375	(1.812)	(1.687)
6.500	(1.562)	(1.437)	6.875	(1.562)	(1.437)	7.250	(1.562)	(1.437)
6.375	(1.312)	(1.187)	6.750	(1.312)	(1.187)	7.125	(1.312)	(1.187)
6.250	(1.062)	(0.937)	6.625	(1.062)	(0.937)	6.990	(1.042)	(0.917)
6.125	(0.812)	(0.687)	6.500	(0.812)	(0.687)	6.875	(0.812)	(0.687)
5.990	(0.542)	(0.417)	6.375	(0.562)	(0.437)	6.750	(0.562)	(0.437)
5.875	(0.312)	(0.187)	6.250	(0.312)	(0.187)	6.625	(0.312)	(0.187)
5.750	(0.062)	0.063	6.125	(0.062)	0.063	6.500	(0.062)	0.063
5.625	0.188	0.313	5.990	0.208	0.333	6.375	0.188	0.313
5.500	0.438	0.563	5.875	0.438	0.563	6.250	0.438	0.563
5.375	0.688	0.813	5.750	0.688	0.813	6.125	0.688	0.813
5.250	0.938	1.063	5.625	0.938	1.063	5.990	0.958	1.083
5.125	1.188	1.313	5.500	1.188	1.313	5.875	1.188	1.313
4.990	1.458	1.583	5.375	1.438	1.563	5.750	1.438	1.563
4.875	1.688	1.813	5.250	1.688	1.813	5.625	1.688	1.813
4.750	2.063	2.188	5.125	2.063	2.188	5.500	2.063	2.188

9775-30 Premier Bank Statement 5/1 ARM		
Rate	30 day	45 day
7.500	(3.812)	(3.687)
7.375	(3.562)	(3.437)
7.250	(3.312)	(3.187)
7.125	(3.062)	(2.937)
6.990	(2.792)	(2.667)
6.875	(2.562)	(2.437)
6.750	(2.312)	(2.187)
6.625	(2.062)	(1.937)
6.500	(1.812)	(1.687)
6.375	(1.562)	(1.437)
6.250	(1.312)	(1.187)
6.125	(1.062)	(0.937)
5.990	(0.792)	(0.667)
5.875	(0.562)	(0.437)
5.750	(0.312)	(0.187)
5.625	(0.062)	0.063
5.500	0.188	0.313
5.375	0.438	0.563
5.250	0.688	0.813
5.125	1.063	1.188
4.990	1.468	1.593

Max Price				Min Rate				
	Standard	Min Price	Margins	5/1 ARM	7/1 ARM	10/1 ARM	15yr FRM	30yr FRM
Agency Plus	100.750	99.000	3.500	4.750	4.875	5.125	4.875	5.125
Alternative Doc	100.750	99.000	4.125	5.125	5.250	5.500	5.250	5.500
Alt Investor	100.750	99.000	4.750	5.500	5.625	5.875	5.625	5.875

Loan Level PRICE Adjustments									
	<=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
7/1 ARM (Add to 5/1 Rate)	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
10/1 ARM (Add to 5/1 Rate)	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625
15yr FRM (Add to 5/1 Rate)	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
30yr FRM (Add to 5/1 Rate)	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
Amort Type IO (ARM Only)	0.000	0.000	0.000	0.250	0.500	0.500	0.875	1.250	2.000
Credit Score	<=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
>=740	0.000	0.000	0.000	0.000	0.000	0.375	0.750	1.500	2.500
720-739	0.000	0.000	0.000	0.000	0.250	0.500	0.750	1.500	2.500
700-719	0.000	0.000	0.000	0.000	0.250	0.500	1.000	1.750	2.750
680-699	0.250	0.250	0.250	0.375	0.625	1.000	1.500	2.250	4.250
660-679	0.750	0.750	0.750	0.875	1.125	1.625	n/a	n/a	n/a
640-659	1.625	1.625	1.625	2.125	2.625	3.625	n/a	n/a	n/a
620-639	2.500	2.500	2.500	2.750	3.500	5.125	n/a	n/a	n/a
600-619	3.375	3.375	3.375	3.750	4.500	5.500	n/a	n/a	n/a
DTI 43.01-50	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.875	1.375
DTI 50.01-55	0.750	0.750	0.750	1.000	1.000	1.000	n/a	n/a	n/a
Non Owner (n/a to ALT Investor)	0.500	0.500	0.500	0.625	0.750	0.875	1.000	n/a	n/a
Second Home	0.000	0.000	0.000	0.000	0.250	0.250	0.250	n/a	n/a
Prop Type: 2-4 Units	0.000	0.000	0.000	0.000	0.250	0.250	0.250	n/a	n/a
Purpose: Cashout Refi	0.000	0.000	0.000	0.125	0.250	0.375	0.625	1.250	n/a
Loan Amt >=100k and <150k	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000
Loan Amt >=150k and <200k	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500
Loan Amt >=200k and <400k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amt >=400k and <800k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amt >=800k and <1.5m	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
Loan Amt >=1.5m and Max	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	n/a	n/a
Cashout as Reserves	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	n/a
(1X30)	0.125	0.125	0.125	0.250	0.500	0.750	1.000	n/a	n/a
Non-Warrantable Condo	0.750	0.750	0.750	1.000	1.250	1.500	1.750	n/a	n/a

WesLend Portfolio Fee Buyout Option Price Adjustor									
100-150k	>\$150-200k	>\$200-250k	>\$250-300k	>\$300-350k	>\$350-500k	>\$500-750K	>\$750-1M	>\$1M-1.5M	>\$1.5M
1.440	0.960	0.720	0.576	0.480	0.411	0.288	0.192	0.144	0.096

Additional Codes								Notes	
Agency Plus		Alt Doc AQ		Alt Doc SE		Alt Investor			
9871-30	7/1 Arm	9872-30	7/1 Arm	9873-30	7/1 Arm	9874-30	7/1 Arm	Interest Rate Floor = Note Rate  Indexed to 1yr Libor + margin after fixed period	
9971-30	10/1 Arm	9972-30	10/1 Arm	9973-30	10/1 Arm	9974-30	10/1 Arm		
9471-30	5/1 ARM IO	9472-30	5/1 ARM IO	9473-30	5/1 ARM IO	9474-30	5/1 ARM IO		
9571-30	7/1 ARM IO	9572-30	7/1 ARM IO	9573-30	7/1 ARM IO				
9671-30	10/1 ARM IO	9672-30	10/1 ARM IO	9673-30	10/1 ARM IO				
9731-30	15yr Fixed	9732-30	15yr Fixed	9733-30	15yr Fixed	9734-30	15yr Fixed		
9271-30	30yr Fixed	9272-30	30yr Fixed	9273-30	30yr Fixed	9274-30	30yr Fixed		

### Weslend Non-QM II

\*\* Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ [www.WeslendWholesale.com](http://www.WeslendWholesale.com)

9766-21 Fresh Start 5/1 ARM			Program Highlights			9266-21 Fresh Start 30 Year Fixed		
Rate	30 day	45 day				Rate	30 day	45 day
7.375	1.141	1.204				7.500	2.172	2.235
7.500	0.909	0.971				7.625	1.837	1.900
7.625	0.636	0.699				7.750	1.502	1.565
7.750	0.360	0.422				7.875	1.292	1.355
7.875	0.063	0.125				8.000	1.082	1.145
8.000	(0.258)	(0.195)				8.125	0.872	0.935
8.125	(0.491)	(0.428)				8.250	0.662	0.725
8.250	(0.724)	(0.662)				8.375	0.452	0.515
8.375	(0.957)	(0.895)				8.500	0.242	0.305
8.500	(1.191)	(1.128)				8.625	0.032	0.095
8.625	(1.424)	(1.362)				8.750	(0.178)	(0.115)
8.750	(1.658)	(1.596)				8.875	(0.388)	(0.325)
8.875	(1.892)	(1.830)				9.000	(0.598)	(0.535)
						9.125	(0.848)	(0.785)
						9.250	(1.098)	(1.035)
						9.375	(1.348)	(1.285)
Max Rebate: 102.25 Margin: 6.500 Caps:2/2/6 Index: 1 Year LIBOR						Max Rebate: 102.25		

LTV: Adjustments to Rate	0-40	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
Second Home	0.250	0.250	0.250	0.250	0.250	0.250	0.250	n/a
cash out	0.375	0.375	0.375	0.375	0.375	0.375	n/a	n/a
2-4 units	0.125	0.125	0.125	0.125	0.125	0.125	0.125	n/a

FICO: Adjustment to Rate	0-40	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
720+ FICO	(0.750)	(0.750)	(0.750)	(0.625)	(0.500)	(0.375)	0.125	n/a
700-719 FICO	(0.625)	(0.625)	(0.625)	(0.500)	(0.375)	(0.250)	0.250	n/a
680-699 FICO	(0.375)	(0.375)	(0.375)	(0.250)	(0.125)	0.000	0.375	n/a
660-679 FICO	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.125	0.500	n/a
640-659 FICO	0.000	0.000	0.000	0.125	0.250	0.375	0.625	n/a
620-639 FICO	0.250	0.250	0.250	0.375	0.500	0.625	n/a	n/a
600-619 FICO	0.500	0.500	0.500	0.625	n/a	n/a	n/a	n/a
580-599 FICO	0.750	0.750	0.750	0.875	n/a	n/a	n/a	n/a

LTV: Adjustments to Price	0-40	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
Total Loan Amount \$100,000 to \$199,999	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.500)	n/a
Total Loan Amount \$200,000 to \$349,999	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.250)	(1.000)	n/a
Total Loan Amount \$350,000 to \$449,999	1.000	1.000	1.000	0.750	0.750	(0.250)	(1.000)	n/a
Total Loan Amount \$450,000 to \$599,999	1.000	1.000	1.000	0.750	0.750	(0.250)	(1.000)	n/a
Total Loan Amount \$600,000 to \$849,999	1.000	1.000	1.000	0.750	0.750	(0.250)	(1.000)	n/a
Total Loan Amount >= \$850,000	0.250	0.250	0.250	0.250	0.250	(0.250)	(1.000)	n/a
Refinance	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	n/a
Condo	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.250)	n/a