



WesLend FINANCIAL

National Rate Sheet

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Lock Expiration Dates

15 day	1/30/2019
30 day	2/14/2019
45 day	3/1/2019
60 day	3/16/2019

Lender Fees Are Not Included In Pricing

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.
- 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
- 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
support@weslend.com
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 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

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	0.077	0.077	0.098	3.500	(0.289)	(0.289)	(0.224)	3.500	(0.062)	(0.062)	0.019
4.125	(0.583)	(0.520)	(0.520)	3.625	(0.765)	(0.765)	(0.699)	3.625	(0.522)	(0.522)	(0.456)
4.250	(1.182)	(1.119)	(1.119)	3.750	(1.040)	(1.040)	(1.002)	3.750	(1.126)	(1.126)	(1.011)
4.375	(1.630)	(1.567)	(1.567)	3.875	(1.576)	(1.576)	(1.543)	3.875	(1.474)	(1.474)	(1.361)
4.500	(1.976)	(1.976)	(1.956)	4.000	(1.881)	(1.881)	(1.862)	4.000	(1.866)	(1.802)	(1.788)
4.625	(2.498)	(2.420)	(2.420)	4.125	(2.325)	(2.325)	(2.307)	4.125	(2.166)	(2.088)	(2.088)
4.750	(3.111)	(3.032)	(3.032)	4.250	(2.806)	(2.798)	(2.728)	4.250	(2.555)	(2.555)	(2.445)
4.875	(3.728)	(3.650)	(3.650)	4.375	(3.290)	(3.290)	(3.177)	4.375	(3.047)	(3.047)	(2.934)
5.000	(3.757)	(3.757)	(3.727)	4.500	(3.317)	(3.317)	(3.204)	4.500	(3.074)	(3.074)	(2.961)
5.125	(3.982)	(3.963)	(3.888)	4.625	(3.369)	(3.369)	(3.196)	4.625	(3.206)	(3.126)	(3.065)
5.250	(4.455)	(4.361)	(4.361)	4.750	(3.629)	(3.629)	(3.456)	4.750	(3.386)	(3.386)	(3.213)
5.375	(4.685)	(4.664)	(4.616)	4.875	(3.769)	(3.769)	(3.603)	4.875	(3.575)	(3.526)	(3.434)
5.500	(5.042)	(5.042)	(4.997)	5.000	(3.794)	(3.794)	(3.909)				
5.625	(5.195)	(5.195)	(5.100)	5.125	(3.987)	(3.987)	(4.104)				
5.750	(5.661)	(5.668)	(5.668)								
5.875	(5.921)	(5.827)	(5.827)								

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	(0.688)	(0.626)	(0.626)	4.375	0.441	0.441	0.520	3.750	0.204	0.204	0.258
4.125	(1.269)	(1.206)	(1.206)	4.500	0.021	0.021	0.042	3.875	(0.320)	(0.320)	(0.287)
4.250	(1.733)	(1.670)	(1.670)	4.625	(0.282)	(0.282)	(0.227)	4.000	(0.579)	(0.579)	(0.485)
4.375	(2.114)	(2.098)	(2.051)	4.750	(0.822)	(0.744)	(0.744)	4.125	(0.900)	(0.900)	(0.805)
4.500	(2.628)	(2.628)	(2.572)	4.875	(1.330)	(1.252)	(1.252)	4.250	(1.157)	(1.157)	(1.025)
4.625	(3.093)	(3.015)	(3.015)	5.000	(1.641)	(1.641)	(1.612)	4.375	(1.516)	(1.516)	(1.384)
4.750	(3.603)	(3.525)	(3.525)	5.125	(1.754)	(1.754)	(1.646)	4.500	(1.550)	(1.550)	(1.419)
4.875	(4.159)	(4.081)	(4.081)	5.250	(1.896)	(1.852)	(1.803)	4.625	(1.527)	(1.527)	(1.397)
5.000	(4.024)	(4.024)	(3.940)	5.375	(2.351)	(2.285)	(2.257)	4.750	(1.522)	(1.522)	(1.361)
5.125	(4.460)	(4.366)	(4.366)	5.500	(2.664)	(2.664)	(2.596)	4.875	(1.587)	(1.587)	(1.412)
5.250	(4.812)	(4.718)	(4.718)	5.625	(2.914)	(2.914)	(2.801)	5.000	(1.586)	(1.586)	(1.701)
5.375	(5.079)	(4.985)	(4.985)	5.750	(2.879)	(2.879)	(2.593)	5.125	(1.566)	(1.566)	(1.682)
5.500	(5.076)	(5.076)	(4.967)	5.875	(2.877)	(2.783)	(2.783)				
5.625	(5.241)	(5.241)	(5.128)								

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	0.441	0.441	0.520	3.750	100.000	100.000	100.000	<ul style="list-style-type: none"> • 1031 Exchange Transactions - Allowed • Age Related Deed Restrictions - Allowed • Impound Account - Required; LTV > 80% • Unpermitted Additions - Allowed • Future Employment Income - Allowed • Third Party Processing Fee - Allowed • Transferred Appraisals - Not Allowed • Highlights vary between DU and LPA <p style="font-size: small; margin-top: 10px;">See full guidelines for details</p>			
4.500	0.021	0.021	0.042	3.875	100.000	100.000	100.000				
4.625	(0.282)	(0.282)	(0.227)	4.000	100.000	100.000	100.000				
4.750	(0.822)	(0.744)	(0.744)	4.125	100.000	100.000	100.000				
4.875	(1.330)	(1.252)	(1.252)	4.250	100.000	100.000	100.000				
5.000	(1.641)	(1.641)	(1.612)	4.375	100.000	100.000	100.000				
5.125	(1.754)	(1.754)	(1.646)	4.500	100.000	100.000	100.000				
5.250	(1.896)	(1.852)	(1.803)	4.625	100.000	100.000	100.000				
5.375	(2.351)	(2.285)	(2.257)	4.750	100.000	100.000	100.000				
5.500	(2.664)	(2.664)	(2.596)	4.875	100.000	100.000	100.000				
5.625	(2.914)	(2.914)	(2.801)	5.000	100.000	100.000	100.000				
5.750	(2.879)	(2.879)	(2.593)	5.125	100.000	100.000	100.000				
5.875	(2.877)	(2.783)	(2.783)								

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
Loan Feature Adjustments (all terms)									
		<=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
Loans with Secondary Financing					State Adjustments				
All Loans with Sub Financing			(0.375)	Zone 1: NY					0.100
The below adds also apply:				Zone 2: MA, ND					0.050
LTV Range	CLTV Range	Fico <720	Fico >=720	Zone 3: AZ, CO, IA, IL, ME, MO, NV, VA, WI, WY					0.000
≤ 65.00%	80.01% – 95.00%	0.500%	0.250%	Zone 4: AL, AR, CT, DC, ID, HI, IN, KS, KY, MD, MI, MN, NE, NH, NJ, NM, OR, RI, UT, WA					(0.050)
65.01% – 75.00%	80.01% – 95.00%	0.750%	0.500%	Zone 5: AK, GA, TN, MT, LA, NC, SC, OH, OK, PA					(0.100)
75.01% – 95.00%	90.01% – 95.00%	1.000%	0.750%	Zone 6: FL					(0.150)
75.01% – 90.00%	76.01% – 90.00%	1.000%	0.750%	Zone 7a: TX (w/o Impounds)					(0.125)
≤ 95.00%	95.01% – 97.00%	1.500%	1.500%	Zone 7b: 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.									
LPMI Product Codes									
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">Lock Term to 45 Day Price</p> <p>60 Day 0.250</p> <p align="center">Lock Extensions (per diem 0.025 per day)</p> <p>7 day 0.150</p> <p>10 day 0.250</p> <p>15 day 0.375</p> <p>Relock Fee 0.125</p> <p align="right">Max Lender Credit after adjustments: (4.250)</p> <p align="right">Min. Loan Amount (except TX & NY) \$60,000</p>									

WESLEND SELECT CONFORMING AND HIGH BALANCE FIXED RATE PROGRAMS

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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	(0.322)	(0.322)	(0.275)	3.250	0.511	0.574	0.574	3.250	1.311	1.374	1.374
4.125	(0.838)	(0.838)	(0.776)	3.375	(0.043)	(0.012)	(0.012)	3.375	0.757	0.788	0.788
4.250	(1.418)	(1.418)	(1.356)	3.500	(0.396)	(0.334)	(0.334)	3.500	0.404	0.466	0.466
4.375	(1.919)	(1.919)	(1.856)	3.625	(0.841)	(0.778)	(0.778)	3.625	(0.041)	0.022	0.022
4.500	(2.392)	(2.392)	(2.329)	3.750	(1.253)	(1.191)	(1.191)	3.750	(0.453)	(0.391)	(0.391)
4.625	(2.835)	(2.835)	(2.772)	3.875	(1.870)	(1.808)	(1.808)	3.875	(1.070)	(1.008)	(1.008)
4.750	(3.200)	(3.185)	(3.122)	4.000	(2.288)	(2.226)	(2.226)	4.000	(1.488)	(1.426)	(1.426)
4.875	(3.650)	(3.634)	(3.572)	4.125	(2.459)	(2.381)	(2.381)	4.125	(1.659)	(1.581)	(1.581)
5.000	(4.087)	(4.072)	(4.009)	4.250	(2.790)	(2.837)	(2.712)	4.250	(1.990)	(1.912)	(1.912)
5.125	(4.376)	(4.361)	(4.298)	4.375	(3.192)	(3.114)	(3.114)	4.375	(2.392)	(2.314)	(2.314)
5.250	(4.595)	(4.563)	(4.501)	4.500	(3.517)	(3.439)	(3.439)	4.500	(2.717)	(2.639)	(2.639)
5.375	(4.990)	(4.959)	(4.897)	4.625	(3.507)	(3.429)	(3.429)	4.625	(2.707)	(2.629)	(2.629)
5.500	(5.332)	(5.300)	(5.238)	4.750	(3.701)	(3.560)	(3.560)	4.750	(2.901)	(2.760)	(2.760)
5.625	(5.624)	(5.593)	(5.530)	4.875	(4.013)	(3.873)	(3.873)	4.875	(3.213)	(3.073)	(3.073)
5.750	(5.776)	(5.745)	(5.682)								
5.875	(6.119)	(6.088)	(6.025)								

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	(0.417)	(0.417)	(0.355)	4.125	0.232	0.232	0.294	3.750	0.061	0.139	0.139
4.125	(0.939)	(0.939)	(0.876)	4.250	(0.348)	(0.348)	(0.286)	3.875	(0.445)	(0.383)	(0.383)
4.250	(1.448)	(1.448)	(1.385)	4.375	(0.849)	(0.849)	(0.786)	4.000	(0.863)	(0.801)	(0.801)
4.375	(1.930)	(1.930)	(1.867)	4.500	(1.322)	(1.322)	(1.259)	4.125	(1.159)	(1.081)	(1.081)
4.500	(2.326)	(2.326)	(2.263)	4.625	(1.765)	(1.765)	(1.702)	4.250	(1.490)	(1.412)	(1.412)
4.625	(2.774)	(2.759)	(2.696)	4.750	(2.130)	(2.115)	(2.052)	4.375	(1.892)	(1.814)	(1.814)
4.750	(3.233)	(3.217)	(3.155)	4.875	(2.580)	(2.564)	(2.502)	4.500	(2.217)	(2.139)	(2.139)
4.875	(3.673)	(3.657)	(3.594)	5.000	(3.017)	(3.002)	(2.939)	4.625	(2.207)	(2.129)	(2.129)
5.000	(4.044)	(4.029)	(3.966)	5.125	(3.306)	(3.291)	(3.228)	4.750	(2.151)	(2.010)	(2.010)
5.125	(4.388)	(4.372)	(4.310)	5.250	(3.400)	(3.368)	(3.306)	4.875	(2.463)	(2.323)	(2.323)
5.250	(4.500)	(4.469)	(4.406)	5.375	(3.795)	(3.764)	(3.702)				
5.375	(4.898)	(4.867)	(4.804)								
5.500	(5.215)	(5.184)	(5.122)								
5.625	(5.493)	(5.462)	(5.400)								
5.750	(5.178)	(5.147)	(5.084)								
5.875	(5.536)	(5.504)	(5.442)								

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	0.232	0.232	0.294	3.750	100.000	100.000	100.000				
4.250	(0.348)	(0.348)	(0.286)	3.875	100.000	100.000	100.000				
4.375	(0.849)	(0.849)	(0.786)	4.000	100.000	100.000	100.000				
4.500	(1.322)	(1.322)	(1.259)	4.125	100.000	100.000	100.000				
4.625	(1.765)	(1.765)	(1.702)	4.250	100.000	100.000	100.000				
4.750	(2.130)	(2.115)	(2.052)	4.375	100.000	100.000	100.000				
4.875	(2.580)	(2.564)	(2.502)	4.500	100.000	100.000	100.000				
5.000	(3.017)	(3.002)	(2.939)	4.625	100.000	100.000	100.000				
5.125	(3.306)	(3.291)	(3.228)	4.750	100.000	100.000	100.000				
5.250	(3.400)	(3.368)	(3.306)	4.875	100.000	100.000	100.000				
5.375	(3.795)	(3.764)	(3.702)								

See full guidelines for details

- 1031 Exchange Transactions - Allowed
- Future Employment Income - Allowed
- Transferred Appraisals - Not Allowed
- Third Party Processing Fee - Not Allowed
- Deed Restrictions - Not Allowed
- Highlights vary between DU and LPA

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
Loan Feature Adjustments (all terms)	<=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
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					
				Zone 1: NY (except NY Co-Ops)					0.100
				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)

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

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	0.395	0.435	0.469	3.500	(0.343)	(0.321)	(0.292)	3.250	0.112	0.134	0.184
4.125	(0.267)	(0.221)	(0.171)	3.625	(0.818)	(0.796)	(0.767)	3.375	(0.236)	(0.214)	(0.164)
4.250	(0.963)	(0.912)	(0.862)	3.750	(1.077)	(1.053)	(1.022)	3.500	(0.559)	(0.538)	(0.487)
4.375	(1.456)	(1.400)	(1.350)	3.875	(1.537)	(1.501)	(1.461)	3.625	(0.844)	(0.822)	(0.772)
4.500	(1.909)	(1.848)	(1.798)	4.000	(1.980)	(1.945)	(1.904)	3.750	(1.750)	(1.714)	(1.653)
4.625	(2.275)	(2.209)	(2.159)	4.125	(2.419)	(2.383)	(2.343)	3.875	(2.052)	(2.017)	(1.956)
4.750	(2.898)	(2.827)	(2.768)	4.250	(2.673)	(2.637)	(2.597)	4.000	(2.326)	(2.290)	(2.229)
4.875	(3.471)	(3.394)	(3.336)	4.375	(3.003)	(2.968)	(2.927)	4.125	(2.560)	(2.525)	(2.463)
5.000	(3.820)	(3.738)	(3.679)	4.500	(3.164)	(3.093)	(3.029)	4.250	(2.804)	(2.753)	(2.685)
5.125	(4.129)	(4.042)	(3.984)	4.625	(3.585)	(3.514)	(3.438)	4.375	(3.054)	(2.983)	(2.901)
5.250	(4.431)	(4.339)	(4.280)	4.750	(3.770)	(3.699)	(3.624)	4.500	(3.319)	(3.248)	(3.152)
5.375	(4.826)	(4.729)	(4.670)	4.875	(3.839)	(3.768)	(3.693)	4.625	(3.564)	(3.493)	(3.397)
5.500	(5.138)	(4.977)	(4.977)	5.000	(4.012)	(3.941)	(3.866)	4.750	(3.787)	(3.716)	(3.620)
5.625	(5.472)	(5.364)	(5.305)					4.875	(3.987)	(3.916)	(3.820)
5.750	(5.737)	(5.624)	(5.549)					5.000	(4.140)	(4.069)	(3.973)
5.875	(5.991)	(5.873)	(5.797)								
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	(0.206)	(0.196)	(0.170)	3.500	(0.269)	(0.248)	(0.234)	3.750	0.648	0.677	0.711
4.125	(0.675)	(0.631)	(0.590)	3.625	(0.795)	(0.777)	(0.761)	3.875	0.132	0.167	0.217
4.250	(1.354)	(1.314)	(1.272)	3.750	(1.202)	(1.186)	(1.169)	4.000	(0.532)	(0.492)	(0.442)
4.375	(1.787)	(1.752)	(1.710)	3.875	(1.709)	(1.692)	(1.677)	4.125	(1.100)	(1.055)	(1.004)
4.500	(2.269)	(2.237)	(2.196)	4.000	(2.020)	(1.980)	(1.918)	4.250	(1.644)	(1.594)	(1.544)
4.625	(2.741)	(2.690)	(2.629)	4.125	(2.453)	(2.414)	(2.354)	4.375	(2.019)	(1.964)	(1.913)
4.750	(3.325)	(3.278)	(3.221)	4.250	(2.664)	(2.628)	(2.568)	4.500	(2.395)	(2.334)	(2.284)
4.875	(3.759)	(3.719)	(3.666)	4.375	(2.942)	(2.907)	(2.848)	4.625	(2.909)	(2.842)	(2.784)
5.000	(4.127)	(4.087)	(4.044)	4.500	(3.104)	(3.044)	(2.967)	4.750	(3.446)	(3.375)	(3.316)
5.125	(4.241)	(4.203)	(4.124)	4.625	(3.416)	(3.358)	(3.280)	4.875	(3.900)	(3.824)	(3.765)
5.250	(4.704)	(4.670)	(4.594)	4.750	(3.736)	(3.680)	(3.603)	5.000	(4.185)	(4.103)	(4.044)
5.375	(5.025)	(4.994)	(4.917)					5.125	(4.439)	(4.351)	(4.293)
5.500	(5.329)	(5.298)	(5.229)					5.250	(4.901)	(4.809)	(4.750)
5.625	(5.459)	(5.419)	(5.321)					5.375	(5.091)	(4.994)	(4.935)
5.750	(5.857)	(5.819)	(5.723)					5.500	(5.294)	(5.191)	(5.133)
5.875	(6.084)	(6.049)	(5.955)					5.625	(5.441)	(5.333)	(5.275)
								5.750	(5.671)	(5.558)	(5.482)
								5.875	(5.872)	(5.754)	(5.679)
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	0.899	0.982	1.013	4.250	0.764	0.815	0.865	3.750	0.012	0.047	0.098
3.875	0.077	0.158	0.195	4.375	0.191	0.247	0.297	3.875	(0.383)	(0.347)	(0.296)
4.000	(0.587)	(0.508)	(0.472)	4.500	(0.347)	(0.286)	(0.236)	4.000	(0.746)	(0.710)	(0.659)
4.125	(1.403)	(1.329)	(1.289)	4.625	(0.659)	(0.592)	(0.542)	4.125	(1.089)	(1.054)	(1.003)
4.250	(2.108)	(2.036)	(1.995)	4.750	(0.910)	(0.839)	(0.780)	4.250	(1.257)	(1.222)	(1.171)
4.375	(2.606)	(2.536)	(2.498)	4.875	(1.461)	(1.384)	(1.326)	4.375	(1.482)	(1.447)	(1.396)
4.500	(3.082)	(3.015)	(2.978)	5.000	(1.965)	(1.883)	(1.825)	4.500	(1.534)	(1.498)	(1.448)
4.625	(3.284)	(3.202)	(3.143)	5.125	(2.222)	(2.135)	(2.076)	4.625	(1.663)	(1.592)	(1.506)
4.750	(3.764)	(3.685)	(3.625)	5.250	(2.405)	(2.312)	(2.254)	4.750	(1.790)	(1.719)	(1.633)
4.875	(4.265)	(4.190)	(4.128)	5.375	(2.574)	(2.476)	(2.418)	4.875	(1.837)	(1.766)	(1.680)
5.000	(4.570)	(4.495)	(4.435)	5.500	(3.028)	(2.925)	(2.867)	5.000	(1.946)	(1.875)	(1.789)
5.125	(4.688)	(4.587)	(4.507)	5.625	(3.302)	(3.194)	(3.135)				
5.250	(4.994)	(4.896)	(4.817)	5.750	(3.519)	(3.406)	(3.348)				
5.375	(5.224)	(5.126)	(5.049)	5.875	(2.865)	(2.747)	(2.671)				
5.500	(5.400)	(5.308)	(5.229)								
5.625	(5.399)	(5.358)	(5.259)								
5.750	(5.696)	(5.656)	(5.559)								
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	0.418	0.458	0.500	3.750	100.000	100.000	100.000				
4.375	(0.016)	0.019	0.061	3.875	100.000	100.000	100.000				
4.500	(0.497)	(0.465)	(0.424)	4.000	100.000	100.000	100.000				
4.625	(0.845)	(0.794)	(0.734)	4.125	100.000	100.000	100.000				
4.750	(1.429)	(1.382)	(1.325)	4.250	100.000	100.000	100.000				
4.875	(1.863)	(1.823)	(1.770)	4.375	100.000	100.000	100.000				
5.000	(2.231)	(2.191)	(2.148)	4.500	100.000	100.000	100.000				
5.125	(2.039)	(2.001)	(1.922)	4.625	100.000	100.000	100.000				
5.250	(2.502)	(2.468)	(2.392)	4.750	100.000	100.000	100.000				
5.375	(2.823)	(2.792)	(2.715)								
5.500	(3.127)	(3.096)	(3.027)								
5.625	(2.707)	(2.667)	(2.569)								
5.750	(3.104)	(3.066)	(2.970)								

- 1031 Exchange Transactions - Allowed
- Age Related Deed Restrictions - Allowed
- Student Loan Refinance - Allowed
- Non-Traditional Credit - Allowed
- Unpermitted Additions - Allowed
- Transferred Appraisals - Allowed
- Third Party Processing Fee - Allowed
- Highlights vary between DU and LPA

See full guidelines for details

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

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
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
** Loan amount adjustments to Total loan amount		
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 > \$226,525	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
State Adjustments (USDA Only!)	
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
** Loan amount adjustments to Total loan amount	
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
Max Lender Credit after adjustments FIXED:	(4.750)
Max Lender Credit after adjustments FIXED HB:	(3.750)
Max Lender Credit after adjustments ARMS:	(2.750)

**\$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

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

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

<u>Lock Term to 45 Day Price</u>	
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

WESLEND SELECT GOVERNMENT PROGRAMS												
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	(0.938)	(0.860)	(0.860)	3.750	(0.938)	(0.860)	(0.860)	3.250	0.566	0.628	0.628	
3.875	(1.516)	(1.438)	(1.438)	3.875	(1.516)	(1.438)	(1.438)	3.375	0.092	0.154	0.154	
4.000	(2.069)	(1.991)	(1.991)	4.000	(2.069)	(1.991)	(1.991)	3.500	(0.369)	(0.306)	(0.306)	
4.125	(2.594)	(2.516)	(2.516)	4.125	(2.594)	(2.516)	(2.516)	3.625	(0.814)	(0.752)	(0.752)	
4.250	(2.549)	(2.455)	(2.455)	4.250	(2.549)	(2.455)	(2.455)	3.750	(1.394)	(1.316)	(1.316)	
4.375	(3.072)	(2.978)	(2.978)	4.375	(3.072)	(2.978)	(2.978)	3.875	(1.837)	(1.759)	(1.759)	
4.500	(3.565)	(3.471)	(3.471)	4.500	(3.565)	(3.471)	(3.471)	4.000	(2.263)	(2.184)	(2.184)	
4.625	(4.028)	(3.934)	(3.934)	4.625	(4.028)	(3.934)	(3.934)	4.125	(2.670)	(2.591)	(2.591)	
4.750	(3.449)	(3.355)	(3.324)	4.750	(3.449)	(3.355)	(3.324)	4.250	(2.503)	(2.363)	(2.363)	
4.875	(3.910)	(3.816)	(3.785)	4.875	(3.910)	(3.816)	(3.785)	4.375	(2.909)	(2.768)	(2.768)	
5.000	(4.340)	(4.246)	(4.215)	5.000	(4.340)	(4.246)	(4.215)	4.500	(3.294)	(3.154)	(3.154)	
5.125	(4.737)	(4.643)	(4.612)	5.125	(4.737)	(4.643)	(4.612)	4.625	(3.660)	(3.519)	(3.519)	
5.250	(4.140)	(4.046)	(4.015)	5.250	(4.140)	(4.046)	(4.015)					
5.375	(4.536)	(4.442)	(4.411)	5.375	(4.536)	(4.442)	(4.411)					
5.500	(4.900)	(4.806)	(4.775)	5.500	(4.900)	(4.806)	(4.775)					
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	(0.938)	(0.860)	(0.860)	3.750	(0.938)	(0.860)	(0.860)	3.250	0.566	0.628	0.628	
3.875	(1.516)	(1.438)	(1.438)	3.875	(1.516)	(1.438)	(1.438)	3.375	0.092	0.154	0.154	
4.000	(2.069)	(1.991)	(1.991)	4.000	(2.069)	(1.991)	(1.991)	3.500	(0.369)	(0.306)	(0.306)	
4.125	(2.594)	(2.516)	(2.516)	4.125	(2.594)	(2.516)	(2.516)	3.625	(0.814)	(0.752)	(0.752)	
4.250	(2.549)	(2.455)	(2.455)	4.250	(2.549)	(2.455)	(2.455)	3.750	(1.394)	(1.316)	(1.316)	
4.375	(3.072)	(2.978)	(2.978)	4.375	(3.072)	(2.978)	(2.978)	3.875	(1.837)	(1.759)	(1.759)	
4.500	(3.565)	(3.471)	(3.471)	4.500	(3.565)	(3.471)	(3.471)	4.000	(2.263)	(2.184)	(2.184)	
4.625	(4.028)	(3.934)	(3.934)	4.625	(4.028)	(3.934)	(3.934)	4.125	(2.670)	(2.591)	(2.591)	
4.750	(3.449)	(3.355)	(3.324)	4.750	(3.449)	(3.355)	(3.324)	4.250	(2.503)	(2.363)	(2.363)	
4.875	(3.910)	(3.816)	(3.785)	4.875	(3.910)	(3.816)	(3.785)	4.375	(2.909)	(2.768)	(2.768)	
5.000	(4.340)	(4.246)	(4.215)	5.000	(4.340)	(4.246)	(4.215)	4.500	(3.294)	(3.154)	(3.154)	
5.125	(4.737)	(4.643)	(4.612)	5.125	(4.737)	(4.643)	(4.612)	4.625	(3.660)	(3.519)	(3.519)	
5.250	(4.140)	(4.046)	(4.015)	5.250	(4.140)	(4.046)	(4.015)					
5.375	(4.536)	(4.442)	(4.411)	5.375	(4.536)	(4.442)	(4.411)					
5.500	(4.900)	(4.806)	(4.775)	5.500	(4.900)	(4.806)	(4.775)					
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	(0.106)	(0.028)	(0.028)	3.250	1.386	1.448	1.448	3.875	(0.106)	(0.028)	(0.028)	
4.000	(0.659)	(0.581)	(0.581)	3.375	0.912	0.974	0.974	4.000	(0.659)	(0.581)	(0.581)	
4.125	(1.184)	(1.106)	(1.106)	3.500	0.451	0.514	0.514	4.125	(1.184)	(1.106)	(1.106)	
4.250	(1.139)	(1.045)	(1.045)	3.625	0.006	0.068	0.068	4.250	(1.139)	(1.045)	(1.045)	
4.375	(1.662)	(1.568)	(1.568)	3.750	(0.574)	(0.496)	(0.496)	4.375	(1.662)	(1.568)	(1.568)	
4.500	(2.155)	(2.061)	(2.061)	3.875	(1.017)	(0.939)	(0.939)	4.500	(2.155)	(2.061)	(2.061)	
4.625	(2.618)	(2.524)	(2.524)	4.000	(1.443)	(1.364)	(1.364)	4.625	(2.618)	(2.524)	(2.524)	
4.750	(1.664)	(1.570)	(1.539)	4.125	(1.850)	(1.771)	(1.771)	4.750	(1.664)	(1.570)	(1.539)	
4.875	(2.125)	(2.031)	(2.000)	4.250	(1.683)	(1.543)	(1.543)	4.875	(2.125)	(2.031)	(2.000)	
5.000	(2.555)	(2.461)	(2.430)	4.375	(2.089)	(1.948)	(1.948)	5.000	(2.555)	(2.461)	(2.430)	
5.125	(2.952)	(2.858)	(2.827)	4.500	(2.474)	(2.334)	(2.334)	5.125	(2.952)	(2.858)	(2.827)	
				4.625	(2.840)	(2.699)	(2.699)					
7000-05 USDA / GRH 30 Year Fixed								Streamline/IRRRL Codes				
Rate	15 Day	30 Day	45 Day									
3.750	(0.938)	(0.860)	(0.860)					8037-05 30 Year Fixed Streamline				
3.875	(1.516)	(1.438)	(1.438)					8137-05 25 Year Fixed Streamline				
4.000	(2.069)	(1.991)	(1.991)					8237-05 20 Year Fixed Streamline				
4.125	(2.594)	(2.516)	(2.516)					8337-05 15 Year Fixed Streamline				
4.250	(2.549)	(2.455)	(2.455)					8038-05 30 Year Fixed HB Streamline				
4.375	(3.072)	(2.978)	(2.978)					8338-05 15 Year Fixed HB Streamline				
4.500	(3.565)	(3.471)	(3.471)					6037-05 VA 30 Year IRRRL				
4.625	(4.028)	(3.934)	(3.934)					6137-05 VA 25 Year IRRRL				
4.750	(3.449)	(3.355)	(3.324)					6237-05 VA 20 Year IRRRL				
4.875	(3.910)	(3.816)	(3.785)					6337-05 VA 15 Year IRRRL				
5.000	(4.340)	(4.246)	(4.215)					6038-05 VA 30 Year High Balance IRRRL				
5.125	(4.737)	(4.643)	(4.612)					6333-05 VA 15 Year High Balance				
5.250	(4.140)	(4.046)	(4.015)									
5.375	(4.536)	(4.442)	(4.411)									
5.500	(4.900)	(4.806)	(4.775)									
Select Government Price Adjustments												
FICO	Total Ln Amt <\$140,000			Total Ln Amt >=\$140,000			Loan Amounts \$60,001 - \$75,000					
	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		0.125	Lock Term to 45 Day Price								
7 day	0.150	Lock Ext per diem 0.025		60 Day	0.250							
10 day	0.250											
15 day	0.375											
Max Lender Credit after adjustments FIXED:										(4.750)		
Max Lender Credit after adjustments FIXED HB:										(3.750)		
Max Lender Credit after adjustments ARMS:										(2.750)		
WesLend FHA Lender ID										2323400005		
WesLend VA Lender ID										9026880000		

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

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

Home Ready & Home Possible

1021-00 HomeReady 30 Year Fixed				HomeReady LLPAs/Caps	Additional Product Codes:
Rate	15 Day	30 Day	45 day	LLPAs: *Please refer to page 2 for Risk Based Adjusters*	1024-00 Home Ready 30 LPMI
4.250	(0.363)	(0.312)	(0.262)	Caps: does not include escrow waiver, unpermitted addition, LPMI & State adj's, or Loan amt adj's)	1028-00 Home Possible 30 LPMI
4.375	(0.856)	(0.800)	(0.750)	LTV>80% and Fico >=680 0.000	1029-00 Home Possible Adv 30 LPMI
4.500	(1.309)	(1.248)	(1.198)	All other LTV and fico combinations 1.500	1221-00 Home Ready 20 Year Fixed
4.625	(1.675)	(1.609)	(1.559)		1224-00 Home Possible 20 Year LPMI
4.750	(2.298)	(2.227)	(2.168)		
4.875	(2.871)	(2.794)	(2.736)		
5.000	(3.220)	(3.138)	(3.079)		
5.125	(3.529)	(3.442)	(3.384)		
5.250	(3.831)	(3.739)	(3.680)		
5.375	(4.226)	(4.129)	(4.070)		
5.500	(4.538)	(4.436)	(4.377)		
Home Possible 30/Home Possible Advantage 30 1022-00/1023-00				All Home Possible Programs	Home Possible Advantage LLPAs
Rate	15 Day	30 Day	45 day	> 80 LTV and >= 680 FICO = 0.000	HPA LLPA :(not subject to the cap)
4.250	(0.754)	(0.714)	(0.672)	> 80 LTV and < 680 FICO = 1.500	All LTVs & FICOs 1023-00 only 0.500
4.375	(1.187)	(1.152)	(1.110)	<= 80 LTV = 1.500	Purchase Special not subject to cap
4.500	(1.669)	(1.637)	(1.596)	Lock Term to 45 Day Price	
4.625	(2.141)	(2.090)	(2.030)	60 Day 0.250	
4.750	(2.725)	(2.677)	(2.621)		
4.875	(3.159)	(3.119)	(3.066)		
5.000	(3.527)	(3.487)	(3.444)		
5.125	(3.641)	(3.603)	(3.524)		
5.250	(4.104)	(4.070)	(3.994)		
5.375	(4.425)	(4.394)	(4.317)		

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				1800-77				1900-77			
5/1 Libor Arm				7/1 Libor Arm				10/1 Libor Arm			
Margin: 2.25				Margin: 2.25				Margin: 2.25			
Caps: 2/2/5				Caps: 5/2/5				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	2.269	2.344	2.719	3.000	2.729	2.804	2.954	2.875	4.067	4.142	4.292
3.125	1.947	2.022	2.397	3.125	2.293	2.368	2.518	3.000	3.628	3.703	3.853
3.250	1.631	1.706	2.081	3.250	1.865	1.940	2.090	3.125	3.193	3.268	3.418
3.375	1.314	1.389	1.764	3.375	1.438	1.513	1.663	3.250	2.766	2.841	2.991
3.500	0.998	1.073	1.448	3.500	1.015	1.090	1.240	3.375	2.336	2.411	2.561
3.625	0.683	0.758	1.133	3.625	0.637	0.712	0.862	3.500	1.902	1.977	2.127
3.750	0.250	0.325	0.700	3.750	0.262	0.337	0.487	3.625	1.468	1.543	1.693
3.875	(0.102)	(0.027)	0.348	3.875	(0.110)	(0.035)	0.115	3.750	0.800	0.875	1.025
4.000	(0.336)	(0.261)	0.114	4.000	(0.481)	(0.406)	(0.256)	3.875	0.289	0.364	0.514
4.125	(0.572)	(0.497)	(0.122)	4.125	(0.834)	(0.759)	(0.609)	4.000	0.016	0.091	0.241
4.250	(0.868)	(0.793)	(0.418)	4.250	(1.187)	(1.112)	(0.962)	4.125	(0.288)	(0.213)	(0.063)
4.375	(1.125)	(1.050)	(0.675)	4.375	(1.540)	(1.465)	(1.315)	4.250	(0.516)	(0.441)	(0.291)
4.500	(1.323)	(1.248)	(0.873)	4.500	(1.893)	(1.818)	(1.668)	4.375	(0.744)	(0.669)	(0.519)
4.625	(1.525)	(1.450)	(1.075)	4.625	(2.180)	(2.105)	(1.955)	4.500	(0.971)	(0.896)	(0.746)
				4.750	(2.466)	(2.391)	(2.241)	4.625	(1.346)	(1.271)	(1.121)
								4.750	(1.867)	(1.792)	(1.642)

1733-77				1833-77				DU LPMI, LP & LP LPMI Product Codes:			
DU 5/1 Libor ARM HB				DU 7/1 Libor ARM HB							
Margin: 2.25				Margin: 2.25							
Caps: 2/2/5				Caps: 5/2/5							
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day				
3.125	2.974	3.099	3.224	3.000	3.953	4.078	4.203	1711-77	5/1 ARM DU LPMI		
3.250	2.652	2.777	2.902	3.125	3.516	3.641	3.766	1811-77	7/1 ARM DU LPMI		
3.375	2.330	2.455	2.580	3.250	3.168	3.293	3.418	1911-77	10/1 ARM DU LPMI		
3.500	1.961	2.086	2.211	3.375	2.820	2.945	3.070	1701-77	5/1 ARM LP		
3.625	1.593	1.718	1.843	3.500	2.382	2.507	2.632	1801-77	7/1 ARM LP		
3.750	1.317	1.442	1.567	3.625	1.945	2.070	2.195	1901-77	10/1 ARM LP		
3.875	1.043	1.168	1.293	3.750	1.525	1.650	1.775	1720-77	5/1 ARM LP LPMI		
4.000	0.768	0.893	1.018	3.875	1.106	1.231	1.356	1820-77	7/1 ARM LP LPMI		
4.125	0.495	0.620	0.745	4.000	0.761	0.886	1.011	1920-77	10/1 ARM LP LPMI		
4.250	0.142	0.267	0.392	4.125	0.416	0.541	0.666				
4.375	(0.210)	(0.085)	0.040	4.250	0.072	0.197	0.322	1753-77	5/1 ARM LP Super Conforming		
4.500	(0.419)	(0.294)	(0.169)	4.375	(0.272)	(0.147)	(0.022)	1853-77	7/1 ARM LP Super Conforming		
4.625	(0.627)	(0.502)	(0.377)	4.500	(0.615)	(0.490)	(0.365)				
				4.625	(0.957)	(0.832)	(0.707)				
				4.750	(1.186)	(1.061)	(0.936)				

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	1.396	1.396	1.442	3.250	1.086	1.149	1.149	3.750	1.396	1.396	1.442
3.875	0.806	0.806	0.853	3.375	0.532	0.563	0.563	3.875	0.806	0.806	0.853
4.000	0.253	0.253	0.300	3.500	0.179	0.241	0.241	4.000	0.253	0.253	0.300
4.125	(0.263)	(0.263)	(0.201)	3.625	(0.266)	(0.203)	(0.203)	4.125	(0.263)	(0.263)	(0.201)
4.250	(0.843)	(0.843)	(0.781)	3.750	(0.678)	(0.616)	(0.616)	4.250	(0.843)	(0.843)	(0.781)
4.375	(1.344)	(1.344)	(1.281)	3.875	(1.295)	(1.233)	(1.233)	4.375	(1.344)	(1.344)	(1.281)
4.500	(1.817)	(1.817)	(1.754)	4.000	(1.713)	(1.651)	(1.651)	4.500	(1.817)	(1.817)	(1.754)
4.625	(2.260)	(2.260)	(2.197)	4.125	(1.884)	(1.806)	(1.806)	4.625	(2.260)	(2.260)	(2.197)
4.750	(2.625)	(2.610)	(2.547)	4.250	(2.215)	(2.137)	(2.137)	4.750	(2.625)	(2.610)	(2.547)
4.875	(3.075)	(3.059)	(2.997)	4.375	(2.617)	(2.539)	(2.539)	4.875	(3.075)	(3.059)	(2.997)
5.000	(3.512)	(3.497)	(3.434)	4.500	(2.942)	(2.864)	(2.864)	5.000	(3.512)	(3.497)	(3.434)
5.125	(3.801)	(3.786)	(3.723)	4.625	(2.932)	(2.854)	(2.854)	5.125	(3.801)	(3.786)	(3.723)
5.250	(4.020)	(3.988)	(3.926)	4.750	(3.126)	(2.985)	(2.985)	5.250	(4.020)	(3.988)	(3.926)
5.375	(4.415)	(4.384)	(4.322)	4.875	(3.438)	(3.298)	(3.298)	5.375	(4.415)	(4.384)	(4.322)
5.500	(4.757)	(4.725)	(4.663)					5.500	(4.757)	(4.725)	(4.663)
5.625	(5.049)	(5.018)	(4.955)					5.625	(5.049)	(5.018)	(4.955)
5.750	(5.201)	(5.170)	(5.107)					5.750	(5.201)	(5.170)	(5.107)

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	1.086	1.149	1.149	3.875	2.686	2.721	2.754	3.250	2.472	2.494	2.523
3.375	0.532	0.563	0.563	4.000	1.952	2.014	2.014	3.375	1.947	1.968	1.997
3.500	0.179	0.241	0.241	4.125	1.217	1.280	1.280	3.500	1.457	1.479	1.508
3.625	(0.266)	(0.203)	(0.203)	4.250	0.618	0.681	0.681	3.625	0.982	1.004	1.033
3.750	(0.678)	(0.616)	(0.616)	4.375	0.170	0.233	0.233	3.750	0.723	0.747	0.778
3.875	(1.295)	(1.233)	(1.233)	4.500	(0.109)	(0.048)	(0.048)	3.875	0.263	0.299	0.339
4.000	(1.713)	(1.651)	(1.651)	4.625	(0.698)	(0.620)	(0.620)	4.000	(0.180)	(0.145)	(0.104)
4.125	(1.884)	(1.806)	(1.806)	4.750	(1.311)	(1.232)	(1.232)	4.125	(0.619)	(0.583)	(0.543)
4.250	(2.215)	(2.137)	(2.137)	4.875	(1.928)	(1.850)	(1.850)	4.250	(1.006)	(0.928)	(0.928)
4.375	(2.617)	(2.539)	(2.539)	5.000	(2.020)	(1.938)	(1.879)	4.375	(1.436)	(1.357)	(1.357)
4.500	(2.942)	(2.864)	(2.864)	5.125	(2.329)	(2.242)	(2.184)	4.500	(1.364)	(1.293)	(1.229)
4.625	(2.932)	(2.854)	(2.854)	5.250	(2.655)	(2.561)	(2.561)	4.625	(1.785)	(1.714)	(1.638)
4.750	(3.126)	(2.985)	(2.985)	5.375	(3.026)	(2.929)	(2.870)	4.750	(1.970)	(1.899)	(1.824)
4.875	(3.438)	(3.298)	(3.298)	5.500	(3.338)	(3.236)	(3.177)	4.875	(2.039)	(1.968)	(1.893)
				5.625	(3.672)	(3.564)	(3.506)	5.000	(2.212)	(2.141)	(2.066)
				5.750	(3.937)	(3.824)	(3.768)				
				5.875	(4.191)	(4.073)	(4.027)				

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	
Loan Feature Adjustments (all terms)									
		<=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								
State Adjustments									
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)									
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			
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			

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
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
** Loan amount adjustments to Total loan amount		
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
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		
7 day		0.150
10 day		0.250
15 day		0.375
Relock Fee		0.125
Lock Ext per diem		0.025
Lock Term to 45 Day Price		
60 Day		0.250
Max Lender Credit after adjustments FIXED:		(4.750)
Max Lender Credit after adjustments FIXED HB:		(3.750)
Max Lender Credit after adjustments ARMS:		(2.750)
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
\$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

Weslend Non-QM

** Pricing is Borrower Paid. To view your contracted Lender-Paid Compensation rates and pricing, please use Pricer feature @ 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		

