MLB Wholesale Non-QM Ratesheet

Effective: 6/22/2026 10:45

Select Prime (30 Days)

Rate	5/6 ARM	FIX30/FIX15
6.125	96.645	96.395
6.250	97.395	97.145
6.375	98.145	97.895
6.500	98.945	98.695
6.625	99.590	99.340
6.750	100.235	99.985
6.875	100.620	100.370
7.000	101.020	100.770
7.125	101.520	101.270
7.250	102.025	101.775
7.375	102.275	102.025
7.500	102.650	102.400
7.625	102.950	102.700
7.750	103.250	103.000
7.875	103.550	103.300
8.000	103.800	103.550
8.125	104.050	103.800
8.250	104.300	104.050
8.375	104.500	104.250
8.500	104.700	104.450
8.625	104.850	104.600
8.750	105.000	104.750
8.875	105.150	104.900
9.000	105.275	105.025
9.125	105.400	105.150
9.250	105.525	105.275
9.375	105.635	105.385
9.500	105.745	105.495
9.625	105.845	105.595
9.750	105.945	105.695
9.875	106.045	105.795
10.000	106.145	105.895
10.125	106.245	105.995
10.250	106.345	106.095
10.375	106.445	106.195
10.500	106.545	106.295
10.625	106.645	106.395
10.750	106.745	106.495
10.875	106.845	106.595
Max / Min	**102.000**	**98.00**

Lock Length	
15 Days	**0.063**
30 Days	**0.000**
45 Days	**-0.375**

Extensions	
7 Day	**-0.250**
15 Day	**-0.375**
Relock	**-0.250**
45 Day Max Lock Period	

Select Prime Adjustments

		<=55%	60%	65%	70%	75%	80%	85%	90%
Full Doc	**760+**	0.375	0.375	-0.125	-0.125	-0.250	-0.500	-1.875	-3.000
	740 - 759	0.125	-0.125	-0.250	-0.500	-0.500	-0.750	-2.375	-3.625
	720 - 739	-0.125	-0.250	-0.375	-0.750	-0.750	-1.000	-2.375	-4.000
	700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.250	N/A
	680 - 699	-0.625	-1.000	-1.125	-1.500	-1.750	-2.375	N/A	N/A
	660 - 679	-1.000	-1.250	-1.625	-2.375	-3.000	-3.500	N/A	N/A
	640 - 659	-1.625	-1.625	-1.750	-2.500	-2.875	N/A	N/A	N/A
Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, P&L Only, or WVOE w/ 2 Mos***	**760+**	0.125	0.000	-0.125	-0.500	-0.500	-0.750	-2.000	-3.625
	740 - 759	0.000	-0.125	-0.250	-0.625	-0.625	-1.000	-2.625	-4.000
	720 - 739	-0.125	-0.125	-0.375	-0.750	-0.750	-1.125	-2.625	-4.625
	700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.250	N/A
	680 - 699	-0.750	-1.000	-1.125	-1.500	-2.000	-2.625	N/A	N/A
	660 - 679	-1.000	-1.250	-1.625	-2.375	-3.000	-3.500	N/A	N/A
	640 - 659	-1.875	-1.875	-2.000	-2.875	-3.750	N/A	N/A	N/A
Products	**12 Mos Income**	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
	40 Yr Fixed Full Amor	-0.875	-1.000	-1.125	-1.250	-1.375	-1.500	-1.500	-1.500
	Interest-Only 30 YR	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	N/A	N/A
	Interest-Only 40 YR	-0.500	-0.500	-0.500	-0.625	-0.750	-1.000	N/A	N/A
Loan Amount	**< 125,000**	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	N/A	N/A
	< 150,000	-0.500	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250
	< 250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	> 600,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	> 1,000,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-0.500
	> 1,500,000	0.125	0.125	0.125	0.000	-0.250	-0.250	-0.250	-1.500
	> 2,000,000	-0.125	-0.125	-0.125	-0.250	-0.500	-1.000	-1.250	N/A
	> 2,500,000	-0.250	-0.250	-0.250	-0.375	-0.500	-1.125	N/A	N/A
	> 3,000,000	-1.375	-1.375	-1.500	-1.750	-2.250	N/A	N/A	N/A
	Wholesale Loan	**0.750**	**0.750**	**0.750**	**0.750**	**0.750**	**0.750**	**0.750**	**0.750**
Other	**Manufactured Housing (Min 680, no IO or Inv, & Del only)**	-1.500	-1.500	-1.500	-1.500	-1.500	-1.750	N/A	N/A
	2-1 Buydown (Purchase Only)	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
	Rate and Term	0.000	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.375
	Cash-Out	-0.250	-0.250	-0.500	-0.500	-0.750	-1.000	N/A	N/A
	Delayed Fin.	-0.125	-0.125	-0.375	-0.375	-0.500	-0.750	N/A	N/A
	Debt consol	-0.250	-0.250	-0.500	-0.500	-0.750	-1.000	N/A	N/A
	Second Home	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.750	N/A
	Investment	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-1.250	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	NW Condo	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	N/A
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	N/A	N/A
	Foreign 2nd HM	-2.750	-2.750	-3.000	-3.250	-3.500	N/A	N/A	N/A
	Foreign NOO	-2.750	-2.750	-3.000	-3.250	N/A	N/A	N/A	N/A
	ITIN (Min. $125k)	-1.500	-1.500	-1.500	-1.625	-1.875	-2.125	-3.000	N/A
	Escrow Waiver** (Min 660; >80.00 CA Only Min 700)**	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	2 Units	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	N/A	N/A
	3-4 Units	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A	N/A
	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
	DTI > 50	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	N/A	N/A
PNL Only	**FICO>=680 @ Max 75%, >=700 @ Max 80%**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A

Other Price Adjustments

		60%	65%	70%	75%	80%	85%	90%
Other	**BK/SS/NOD/DIL <24> 12**	-0.625	-0.625	N/A	N/A	N/A	N/A	N/A
	BK/SS/NOD/DIL <36 > 24	-0.375	-0.375	-0.375	N/A	N/A	N/A	N/A
	BK/SS/NOD/DIL < 48 > 36	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
	Covid Forbearance < 6 Payments	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
	1 x 30 MTG	-0.250	-0.250	-0.375	-0.625	-0.625	-0.625	-0.625
	2 x 30 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
	0 x 60 MTG	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A
	0 x 90 MTG	-1.125	-1.500	N/A	N/A	N/A	N/A	N/A
	Exceptions	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
	No VOR	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
	Residual Inc < 2500 (min $1500)	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A

	Term	LLPA	Max Px
Investor Loan Prepayment Penalty Price Adjustment (5% on 80% of unpaid principal balance)	**6 mos/No PPP St.**	-2.000	100.500
	12	-1.500	101.500
	24	-0.500	102.000
	36	0.000	103.000
	48	0.500	103.000
	60	0.750	103.000
	6 Mos interest PPP	-1.000	103.000

VLB Wholesale Non-QM Rateshee

Effective: 6/22/2026 10:45

Select DSCR (30 Days)	
Rate	FIX30/FIX15
6.125	97.128
6.250	97.878
6.375	98.628
6.500	99.378
6.625	100.003
6.750	100.628
6.875	101.003
7.000	101.378
7.125	101.758
7.250	102.258
7.375	102.633
7.500	102.933
7.625	103.233
7.750	103.533
7.875	103.783
8.000	104.033
8.125	104.283
8.250	104.483
8.375	104.683
8.500	104.833
8.625	104.983
8.750	105.133
8.875	105.258
9.000	105.383
9.125	105.508
9.250	105.618
9.375	105.728
9.500	105.828
9.625	105.928
9.750	106.028
9.875	106.128
10.000	106.228
10.125	106.328
10.250	106.428
10.375	106.528
10.500	106.628
10.625	106.728

Min Price	98.000

Lock Length	
15 Days	0.0625
30 Days	0.000
45 Days	-0.125

Extensions	
7 Day	-0.250
15 Day	-0.375
Relock	-0.250
45 Day Max Lock Period	

Select Prime Adjustments

	Investor DSCR	<=50%	55%	60%	65%	70%	75%	80%	85%
Fico/CLTV	760+	0.625	0.625	0.500	0.375	0.000	-1.250	-2.375	-4.375
	740 - 759	0.500	0.500	0.375	0.125	-0.250	-1.375	-2.875	-4.750
	720 - 739	0.375	0.375	0.375	0.250	-0.625	-1.625	-3.000	-4.875
	700 - 719 (No Score FN)	0.250	0.000	-0.250	-0.875	-1.375	-2.875	N/A	N/A
	680 - 699	-0.500	-0.750	-0.875	-1.625	-2.750	-3.250	N/A	N/A
	660 - 679	-1.000	-1.375	-1.750	-2.500	-3.375	N/A	N/A	N/A
	640 - 659	-2.750	-3.125	-3.750	-4.625	N/A	N/A	N/A	N/A
	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		<=50%	55%	60%	65%	70%	75%	80%	85%
DSCR	No Ratio <.75	-2.625	-2.875	-3.000	-3.250	-3.500	-3.875	N/A	N/A
	.75 - .99	-1.000	-1.000	-1.250	-1.250	-1.250	-2.875	N/A	N/A
	1.0 - 1.14	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	0.000
	> 1.15 (STR's do not apply)	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000
	Foreign National > = 1.0	-1.250	-1.375	-1.750	-1.875	-2.750	N/A	N/A	N/A
STR	>1.0 Minimum	-1.250	-1.250	-1.250	-1.500	-1.500	-1.750	N/A	N/A
	Other LLPA's								
Product	Interest-Only 30yr	-0.250	-0.250	-0.250	-0.625	-0.625	-0.625	-0.750	N/A
Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A
	< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.875
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
	> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A
	> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A
	> 2,500,000 and <3,000,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A
	Wholesale Loan	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
Other	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	N/A
	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	N/A
	2-1 Buydown (Min 680 & Min .75 DSCR)	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
	Purchase (Max 85%) / Rate & Term (Max 80%)	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A
	Condotel (Min .75 DSCR)	-1.000	-1.000	-1.000	-1.250	-1.250	N/A	N/A	N/A
	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	N/A
	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500
	Escrow Waiver (All States except NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	2 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-1.500	-1.875
	3-4 Unit	-0.625	-0.625	-0.625	-0.625	-0.875	-1.000	-1.750	-2.125
	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	N/A
	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

PPP Months	LLPA	Max Price	Max (Mixed Use/5-10 Unit)
0 (state Law Only)	-3.000	101.50	101.50
6 Mos PPP	-2.000	101.50	101.50
12	-0.875	102.00	102.00
24	-0.250	102.75	102.75
36	0.250	103.50	103.00
48	0.625	103.50	103.00
60	1.000	104.00	103.00

Soft PPP* (N/A on <36 Mo PPP)		
36 Mo	48 Mo	60 Mo
(0.500)	(0.375)	(0.250)