PORTFOLIO & JUMBO RATES

Portfolio and Jumbo ARMs

Approved MLOs use only - Not for distribution.
Prices are subject to change without notice.
Best Efforts Pricing.

NMLS # 1420182

Rate Sheet ID:	9/21/2023
	9:30 AM

Rate Lock Expires:	
30 Day	10/21/2023
45 Day	11/5/2023

ANNOUNCEMENTS

- Up to 85% LTV/CLTV with No PMI
- Agency High Balance; use Portfolio ARM rates
- SOFR INDEX (Secure Overnight Financing Rate)
- 15 Day Lock Not currently available

PORTFOLIO ARMs - Conforming County Limit

5 Yr/6 Mo SOFR ARM (Qualifies Index + Margin)			7 Yr/6 Mo SOFR ARM (Qualifies at Start Rate)		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
6.500	97.625	97.375	6.750	97.375	97.125
6.625	98.000	97.750	6.875	97.625	97.375
6.750	98.250	98.000	7.000	98.000	97.750
6.875	98.500	98.250	7.125	98.250	98.000
7.000	98.750	98.500	7.250	98.500	98.250
7.125	99.000	98.750	7.375	98.750	98.500
7.250	99.250	99.000	7.500	99.000	98.750
7.375	99.500	99.250	7.625	99.250	99.000
7.500	99.750	99.500	7.750	99.500	99.250
7.625	100.000	99.750	7.875	99.750	99.500
7.750	100.250	100.000	8.000	100.000	99.750
7.875	100.500	100.250	8.125	100.250	100.000
8.000	100.500	100.250	8.250	100.250	100.000
8.125	100.750	100.500	8.375	100.500	100.250

PORTFOLIO ARM PRICE ADJUSTERS (Cumulative)

LTV/CLTV	0-60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%
LTV/FICO Adjustments					
740+	-	-	-	(0.125)	(0.625)
720-739	-	-	(0.125)	(0.375)	(0.875)
700-719	-	(0.125)	(0.375)	(0.625)	NA
680-699	-	(0.250)	(0.625)	(1.250)	NA
Cash-Out Adjustments					
740+	-	-	-	(0.125)	NA
720-739	-	-	(0.125)	(0.250)	NA
700-719	-	-	(0.250)	(0.375)	NA
ARM Feature Adjustments					
Condo	-	-	(0.500)	(0.500)	(0.625)
Second Home	(0.250)	(0.500)	(0.750)	NA	NA
2-unit	-	-	(0.375)	(0.625)	NA
Loan Amount < $100,000	(0.375)	(0.375)	(0.375)	(0.375)	(0.625)
Escrow Waiver*	-	-	-	-	NA

Notes:
Max loan amount: $726,200 or Fannie Mae and Freddie Mac Maximum Loan Limit
Minimum FICO 680 and Max DTI 43%
Max LTV/CLTV 85% with no MI required
* Ecrow waiver adjustment not applied on CA property

JUMBO ARMs

5 Yr/6 Mo SOFR ARM (Qualifies Index + Margin)			7 Yr/6 Mo SOFR ARM (Qualifies at Start Rate)		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
6.625	97.500	97.250	7.000	97.250	97.000
6.750	97.875	97.625	7.125	97.500	97.250
6.875	98.125	97.875	7.250	97.875	97.625
7.000	98.375	98.125	7.375	98.125	97.875
7.125	98.625	98.375	7.500	98.375	98.125
7.250	98.875	98.625	7.625	98.625	98.375
7.375	99.125	98.875	7.750	98.875	98.625
7.500	99.375	99.125	7.875	99.125	98.875
7.625	99.625	99.375	8.000	99.375	99.125
7.750	99.875	99.625	8.125	99.625	99.375
7.875	100.125	99.875	8.250	99.875	99.625
8.000	100.375	100.125	8.375	100.125	99.875
8.125	100.375	100.125	8.500	100.125	99.875
8.250	100.625	100.375	8.625	100.375	100.125

JUMBO ARM PRICE ADJUSTERS (Cumulative)

LTV/CLTV	0-60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%
LTV/FICO Adjustments					
740+	-	-	-	(0.125)	(0.750)
720-739	-	-	(0.125)	(0.375)	NA
700-719	-	(0.125)	(0.375)	(0.625)	NA
Cash-Out Adjustments					
740+	-	-	(0.125)	(0.250)	NA
720-739	-	(0.125)	(0.250)	(0.375)	NA
700-719	-	(0.250)	(0.375)	(0.500)	NA
Jumbo Feature Adjustments					
Condo	-	-	(0.500)	(0.500)	(0.625)
Second Home	(0.250)	(0.500)	(0.750)	NA	NA
2-unit	-	(0.250)	NA	NA	NA
Loan Amount > $1,500,000	-	-	(0.125)	(0.250)	(0.500)
Escrow Waiver*	-	-	-	-	NA

Notes:
Max loan amount: $2 million
Minimum FICO 700 and Max DTI 43%
Max LTV/CLTV 85% with no MI required
* Ecrow waiver adjustment not applied on CA property

PORTFOLIO and JUMBO ARMs

Maximum price		101.000
Index: 30-Day Average SOFR		5.314%
Margin:		3.00%
CAPS:	5yr/6m ARM	2/1/5
	7yr/6m ARM	5/1/5
Occupancy:	Primary, Second Home only	
States: CA		
7 day lock extension		(0.250)
15 day lock extension		(0.375)
30 day lock extension		(0.625)

ACTION ONE
FINANCIAL CORPORATION