

2022 Loan Amounts are now available Contact your Account Executive for Details

Borrower with lots of liquid assets but limited income?
Call your AE for details on our Asset Depletion loans

Extensions and Relocks - All Products

Days / Extension Per Diem (1-4)	First	Second
5 Days	0.025	0.050
10 Days	0.125	0.250
	0.250	0.500

Relocks

<= 30 Days - Worst Case plus .25
 >= 31 Days - Market

Sizzling Turn Times!

24 Hours	Disclosures (NonQM 48 Hours)
24 to 48 Hours	Initial Underwriting
72 Hours	Initial Non-QM Underwriting
24 to 48 Hours	Clear to Close Condition Review
48 to 72 Hours	Partial Condition Review
24 Hours	Docs (wet states require 48 hours to bal CD)
24 Hours	Doc Check In
24 Hours	Funding

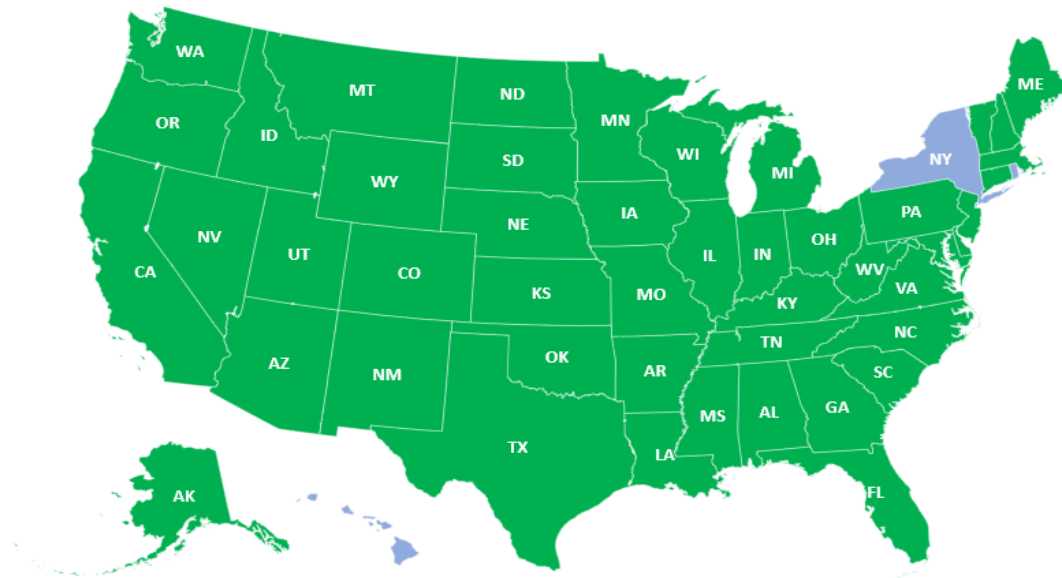
Lender Fees

Lender Fee	\$1,095
CalHFA Fee	\$1,395
CalHFA Funding Fee	\$250
IRRL & Streamline	\$495

Mortgage Clause

Mortgagee and Hazard Insurance	Lender Name on CPL
Mission Loans, LLC	Mission Loans, LLC
ISAOA/ATIMA	ISAOA/ATIMA
P.O. Box 961292	22632 Golden Springs Dr. Suite 200
Fort Worth, TX 76161	Diamond Bar, CA 91765

N2 Funding Approved States



■ Approved ■ Not Approved



Government Products - FHA, VA & USDA - 2022 Loan Amount Available - must close after 1-1-22

Standard Loan Balance (105 Cap)

High Balance (103 Cap)

30 Year Fixed Term - FHA & VA

15 Year Fixed Term - FHA & VA

30 Year Fixed Rate FHA & VA

Rate	15 Day	30 Day	45 Day	60 Day	90 day
2.490	0.657	0.782	0.932	1.182	1.682
2.500	0.716	0.841	0.991	1.241	1.741
2.625	0.139	0.264	0.414	0.664	1.164
2.750	(0.252)	(0.127)	0.023	0.273	0.773
2.875	(0.817)	(0.692)	(0.542)	(0.292)	0.208
2.990	(1.072)	(0.947)	(0.797)	(0.547)	(0.047)
3.000	(1.007)	(0.882)	(0.732)	(0.482)	0.018
3.125	(1.432)	(1.307)	(1.157)	(0.907)	(0.407)
3.250	(1.656)	(1.531)	(1.381)	(1.131)	(0.631)
3.375	(2.306)	(2.181)	(2.031)	(1.781)	(1.281)
3.490	(2.525)	(2.400)	(2.250)	(2.000)	(1.500)
3.500	(2.602)	(2.477)	(2.327)	(2.077)	(1.577)
3.625	(2.811)	(2.686)	(2.536)	(2.286)	(1.786)
3.750	(3.654)	(3.529)	(3.379)	(3.129)	(2.629)
3.875	(3.826)	(3.701)	(3.551)	(3.301)	(2.801)
3.990	(3.963)	(3.838)	(3.688)	(3.438)	(2.938)
4.000	(3.985)	(3.860)	(3.710)	(3.460)	(2.960)
4.125	(4.175)	(4.050)	(3.900)	(3.650)	(3.150)
4.250	(4.328)	(4.203)	(4.053)	(3.803)	(3.303)
4.375	(4.568)	(4.443)	(4.293)	(4.043)	(3.543)
4.490	(4.705)	(4.580)	(4.430)	(4.180)	(3.680)

Rate	15 Day	30 Day	45 Day	60 Day	90 day
2.000	1.809	1.934	2.084	2.334	2.834
2.125	1.384	1.509	1.659	1.909	2.409
2.250	0.347	0.472	0.622	0.872	1.372
2.375	(0.078)	0.047	0.197	0.447	0.947
2.490	(0.426)	(0.301)	(0.151)	0.099	0.599
2.500	(0.459)	(0.334)	(0.184)	0.066	0.566
2.625	(0.815)	(0.690)	(0.540)	(0.290)	0.210
2.750	(1.146)	(1.021)	(0.871)	(0.621)	(0.121)
2.875	(1.671)	(1.546)	(1.396)	(1.146)	(0.646)
2.990	(1.973)	(1.848)	(1.698)	(1.448)	(0.948)
3.000	(2.002)	(1.877)	(1.727)	(1.477)	(0.977)
3.125	(2.308)	(2.183)	(2.033)	(1.783)	(1.283)
3.250	(2.589)	(2.464)	(2.314)	(2.064)	(1.564)
3.375	(2.701)	(2.576)	(2.426)	(2.176)	(1.676)
3.490	(2.957)	(2.832)	(2.682)	(2.432)	(1.932)
3.500	(2.982)	(2.857)	(2.707)	(2.457)	(1.957)
3.625	(3.238)	(3.113)	(2.963)	(2.713)	(2.213)
3.750	(1.913)	(1.788)	(1.638)	(1.388)	(0.888)
3.875	(2.169)	(2.044)	(1.894)	(1.644)	(1.144)
3.990	(2.379)	(2.254)	(2.104)	(1.854)	(1.354)
4.000	-	-	-	-	-

Rate	15 Day	30 Day	45 Day	60 Day	90 day
2.490	2.072	2.197	2.347	2.597	3.097
2.500	1.982	2.107	2.257	2.507	3.007
2.625	1.473	1.598	1.748	1.998	2.498
2.750	1.102	1.227	1.377	1.627	2.127
2.875	0.118	0.243	0.393	0.643	1.143
2.990	(0.120)	0.005	0.155	0.405	0.905
3.000	(0.204)	(0.079)	0.071	0.321	0.821
3.125	(0.409)	(0.284)	(0.134)	0.116	0.616
3.250	(0.615)	(0.490)	(0.340)	(0.090)	0.410
3.375	(1.196)	(1.071)	(0.921)	(0.671)	(0.171)
3.490	(1.398)	(1.273)	(1.123)	(0.873)	(0.373)
3.500	(1.474)	(1.349)	(1.199)	(0.949)	(0.449)
3.625	(1.664)	(1.539)	(1.389)	(1.139)	(0.639)
3.750	(1.867)	(1.742)	(1.592)	(1.342)	(0.842)
3.875	(1.532)	(1.407)	(1.257)	(1.007)	(0.507)
3.990	(1.665)	(1.540)	(1.390)	(1.140)	(0.640)
4.000	(1.705)	(1.580)	(1.430)	(1.180)	(0.680)
4.125	(1.828)	(1.703)	(1.553)	(1.303)	(0.803)
4.250	(2.066)	(1.941)	(1.791)	(1.541)	(1.041)
4.375	(1.634)	(1.509)	(1.359)	(1.109)	(0.609)
4.490	(1.841)	(1.716)	(1.566)	(1.316)	(0.816)

Price Adjustments

Credit Score Adjustments

Score	Adjust
=> 740	-0.250
720 - 739	-0.125
660 - 679	0.000 Eliminated!
640 - 659	0.375 Reduced!
620 - 639	1.000 Reduced!
600 - 619	1.500 Reduced!
580 - 599	1.750 Reduced!

Loan Amount Adjustments

Loan Amt Adj does not apply to HB

Loan Amount	Adjust
< \$125,000	0.500
\$125,000 - \$199,999	0.250
\$200,000 - \$500,000	0.000
\$500,001 - \$1,397,400	-0.125

Mortgage Clause

Mission Loans, LLC

ISAA/ATIMA PO Box 961292, Fort Worth, TX 76161

Other Adjustments

Category	Adjust
DTI 50% - 54.99% (Minimum Score 580)*	0.000
DTI => 55% (Minimum Score 580)*	0.125
3-4 Units	0.500
Manufactured Housing	1.500
State - Non CA or Florida	0.250

Product Specific Adjustments

Category	Adjust
VA (Add to FHA Price)	Eliminated Same As FHA
USDA (Add to FHA Price)	0.500
FHA Streamline & VA IRRRL	0.250
VA IRRRL 95.01-100% LTV	0.500

Lender Fees

Lender Fee	Amount
IRRRL & Streamline	\$1,095
CalHFA Fee	\$495
CalHFA Funding Fee	\$1,395
	\$250
FHA ID:	73890-0008-6
VA ID:	5650780000

Rate Extensions

Days / Extension	First	Second
Per Diem (1-4)	0.025	0.050
5 Days	0.125	0.250
10 Days	0.250	0.500
Relocks		
<= 30 Days - Worst Case plus .25		
>= 31 Days - Market		

Government Requirements

All Government Loans

- ✓ Minimum Loan Amount: \$75,000 and Minimum Credit Score 580
- ✓ All borrowers must have a valid credit score
- ✓ All borrowers must be Citizens, Permanent Residents, or have an EAD Card.

USDA Loans

- ✓ Manual underwrite not allowed
- ✓ Manufactured Homes are not permitted.

FHA Loans

- ✓ Manufactured Home - Min score 640
- ✓ Manufactured Home - Singlewide not allowed
- ✓ Manual underwrite Purchase requires a score of 580 or greater
- ✓ Manual UW No Cash Out requires score of 620, Cash Out requires 640 Score
- ✓ FHA Streamline Refi are permitted. Min 620 Credit Score. New rate must be .5% below the original rate. Must complete 2yr work history and VVOE is req.
- ✓ 203K loans are not permitted.

VA Loans

- ✓ Maximum Conventional VA Loan Amount is \$548,250 with a VA Funding Fee. Loan Amounts > \$548,250 are considered High Balance Loans. Loans up to \$647,200 may be registered and considered conventional but must close after 1/2/2022
- ✓ Manual UW allowed at 580 on Purchase, No Cash Out and Cash Out transactions
- ✓ Minimum score 580 with cash out max ltv 90%
- ✓ VA IRRRL are permitted. Min 580 Credit Score.
- ✓ Loans between 1 mil and 1.5 mil require a score of 700 (manual UW not allowed)
- Maximum Loan Size 1.5 Million

2022 New Loan Amounts Available now in Optimal Blue! FHA Case Number must be on or after 1/1/2022. VA Loans must Fund after 1/1/2022

All parie and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility



Jumbo 30 and 20 Year - AUS Program

Rate	15 Day	30 Day	45 Day	60 Day
3.000%	1.947	2.042	2.137	2.232
3.125%	1.162	1.257	1.352	1.447
3.250%	0.502	0.597	0.692	0.787
3.375%	-0.053	0.042	0.137	0.232
3.500%	-0.521	-0.426	-0.331	-0.236
3.625%	-0.902	-0.807	-0.712	-0.617
3.750%	-1.215	-1.120	-1.025	-0.930
3.875%	-1.485	-1.390	-1.295	-1.200
4.000%	-1.723	-1.628	-1.533	-1.438
4.125%	-1.940	-1.845	-1.750	-1.655
4.250%	-2.140	-2.045	-1.950	-1.855
4.375%	-2.316	-2.221	-2.126	-2.031
4.500%	-2.457	-2.362	-2.267	-2.172
4.625%	-2.582	-2.487	-2.392	-2.297
4.750%	-2.707	-2.612	-2.517	-2.422

Price Adjustments

FICO / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99	Loan Amt / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
Purchase Adjustments for LTV / CLTV / HCLTV																	
≥ 780	-0.875	-0.875	-0.750	-0.625	-0.500	-0.375	0.250	1.000	≤ 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
760-779	-0.750	-0.750	-0.625	-0.500	-0.375	-0.250	0.500	1.375	1,000,001-1.5MIL	0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.500
740-759	-0.625	-0.625	-0.500	-0.375	-0.250	-0.125	0.875	2.000	1,500,001-2 MIL	0.125	0.125	0.125	0.250	0.375	NA	NA	N/A
720-739	-0.500	-0.500	-0.375	-0.250	-0.125	0.125	1.250	N/A	2,000,001-2.5 MIL	0.250	0.250	0.375	0.500	NA	NA	NA	N/A
700-719	-0.375	-0.250	-0.125	0.000	0.250	0.500	N/A	N/A									
680-699	-0.125	0.000	NA	NA	NA	NA	N/A	N/A									

Rate and Term Adjustments for LTV / CLTV / HCLTV									Misc. / LTV								
FICO	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99	Misc.	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≥ 780	-0.875	-0.750	-0.625	-0.500	-0.375	-0.250	0.500	1.500	2 Unit	0.125	0.125	0.125	0.250	NA	NA	NA	N/A
760-779	-0.750	-0.625	-0.500	-0.375	-0.250	-0.125	0.875	2.125	3-4 Units	0.250	0.250	0.375	0.500	NA	NA	NA	N/A
740-759	-0.625	-0.500	-0.375	-0.250	-0.125	0.125	1.375	3.000	Second Home	0.125	0.125	0.125	0.250	0.375	0.500	NA	N/A
720-739	-0.500	-0.375	-0.250	-0.125	0.125	0.375	2.000	N/A	Investment	1.625	1.750	1.875	2.000	NA	NA	NA	N/A
700-719	-0.250	-0.125	0.000	0.250	0.500	0.875	N/A	N/A	20 yr Fixed	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
680-699	0.000	0.250	NA	NA	NA	NA	N/A	N/A	California	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
									Florida / Nevada	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Cash Out Adjustments for LTV / CLTV / HCLTV								
FICO	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≥ 780	-0.625	-0.500	-0.375	-0.125	0.375	N/A	N/A	N/A
760-779	-0.500	-0.375	-0.250	0.000	0.625	N/A	N/A	N/A
740-759	-0.375	-0.250	0.000	0.250	1.000	N/A	N/A	N/A
720-739	-0.250	-0.125	0.125	0.500	1.250	N/A	N/A	N/A
700-719	0.000	0.125	0.375	0.875	1.500	N/A	N/A	N/A
680-699	NA	NA	NA	N/A	N/A	N/A	N/A	N/A

Maximum Price - Escrow Waiver - Lender Fees and Extension Costs

Maximum All-In Price			Escrow Waiver and Lender Fees		Extension Fees by Day
Product	≤ 1 MIL	> 1 Mil	No Escrow	0.250	See Cover Page
Jumbo AUS- Fixed	102.25	102.250	Lender Fees	\$1.095	

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Non QM Product Offering

Investor Connect

Coupon - 30 Day Price	7/6 ARM	FIX 30
3.990	2.025	2.150
4.125	1.650	1.775
4.250	1.400	1.525
4.375	1.150	1.275
4.500	0.900	1.025
4.625	0.525	0.650
4.750	0.150	0.275
4.875	-0.225	-0.100
5.000	-0.600	-0.475
5.125	-0.975	-0.850
5.250	-1.350	-1.225
5.375	-1.725	-1.600
5.500	-2.100	-1.975
5.625	-2.475	-2.350
5.750	-2.850	-2.725
5.875	-3.225	-3.100
6.000	-3.600	-3.475
6.125	-3.975	-3.850
6.250	-4.350	-4.225
6.375	-4.725	-4.600
6.500	-5.100	-4.975
6.625	-5.475	-5.350
6.750	-5.850	-5.725
6.875	-6.225	-6.100
7.000	-6.600	-6.475
7.125	-6.975	-6.850
7.250	-7.350	-7.225
7.375	-7.725	-7.600

Category	LTV/CLTV							
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
No Ratio	0.750	0.750	0.750	0.750	0.750	0.750		
DSCR 0.75 - 0.99	0.250	0.250	0.250	0.250	0.250	0.250		
DSCR L00 - L49	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	0.000
DSCR >= 150	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	0.000
UPB <=150K	0.000	0.000	0.000	0.000	0.250	0.500	0.500	0.750
UPB > 1.5mm	0.000	0.000	0.000	0.000	0.375	0.375		
Cash Out / Debt Consolidation	0.000	0.000	0.000	0.500	0.500	0.500		
Non-Warrantable Condo	0.500	0.500	0.500	0.500	0.750			
Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 Unit Property	0.000	0.000	0.000	0.000	0.500	0.500	0.750	1.000
3-4 Unit Property	0.000	0.000	0.000	0.000	0.000	0.500	0.500	0.000
5yr PPP	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
3yr PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2yr PPP	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
1yr PPP	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
No PPP* (exception for specific states)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
IO (10yr IO)	0.250	0.250	0.250	0.250	0.250	0.250	0.500	0.000

Program	Credit Score	LTV/CLTV							
		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Express Doc and 12 Months Bank Statements	780+	-2.375	-2.375	-2.125	-2.125	-2.000	-1.750	-1.500	0.375
	760-779	-2.375	-2.375	-2.125	-2.125	-2.000	-1.750	-1.500	0.500
	740-759	-2.375	-2.125	-2.125	-2.125	-2.000	-1.750	-1.125	1.000
	720-739	-2.000	-1.875	-1.875	-1.625	-1.500	-1.250	-0.750	1.875
12 Months Bank Statements	700-719	-1.750	-1.500	-1.375	-1.250	-1.000	-0.625	-0.250	
	680-699	-1.625	-1.500	-1.375	-1.000	-0.500	-0.125		
	660-679	-1.125	-1.125	-1.000	-0.500	0.000	0.375		

Notes

Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$2,000,000
Maximum Price 5 Year PPP	103.000
Maximum Price 3 Year PPP	102.000
Maximum Price 2 Year PPP	101.000
Maximum Price 1 Year PPP	100.000
Maximum Price No PPP	100.000
Minimum Price	98.000
Housing Event	4+ Years
Bankruptcy	4+ Years
Mortgage History	0x30 Past 12 Months
Maximum Lock Period	60 Days
Max lock Period (Excluding Extensions)	75 Days
Interest Only Term	10 Years
ARM Margin	5.00%
ARM Caps (7/6)	5/2/5
ARM reset Period	12 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin
Minimum Credit Score	660
Lender Fee	\$1,095

Prepayment Penalty (NOO Only)

3 Years	0.000
2 Years	0.500
1 Year or No PPP*	1.000

*Only allowed in the following states: AK, DE, IA, IL, KS, MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT
Product not available in WV

Criteria	Prime Connect	Plus Connect	Prime Connect - FNMA DU	Investor Connect
Income	Full Doc - 2yrs + YTD Express Doc - 1 year + YTD 12 Month Bank Statement Asset Utilization Assets Only (720 MIN Score)	Full Doc - 2yrs + YTD Express Doc - 1 year + YTD 12 Month Bank Statement Asset Utilization Assets Only (720 MIN Score)	FNMA DU Findings	DSCR and No Ratio
Minimum Credit Score	680 720 - Assets Only	620	680 Prime Connect 620 Plus Connect	660 - DSCR 700 - No Ratio
Debt to Income Ratio	>85% LTV/CLTV - 45% <= 85% LTV/CLTV - 50% No DTI - Assets Only	>85% LTV/CLTV - 45% <= 85% LTV/CLTV - 50%	Per DU - Up to 50%	No DTI
Max Cash Out Allowed (May be used to meet reserves)	Up to \$1,000,000 NA - Assets Only	Unlimited <= 50% LTV/CLTV	Up to \$500,000	Up to \$500,000
Minimum Reserves Primary	<=\$2,000,000 - 6 Months > \$2,000,000 - 9 Months 12 Months - Assets Only	Varies from no reserves to 9 Months	Per DU	Varies from no reserves to 9 Months
Max LTV/CLTV (Purchase / Rate and Term)	90% - Purchase 85% Interest Only 80% - Assets Only	90% - Purchase 85% Interest Only	80%	85% - DSCR 70% - No Ratio
Max LTV / CLTV (Cash Out)	80% NA - Assets Only	75%	75%	75%
Mortgage Lates	0 x 30 Past 12 months	0 x 60 Past 12 months	Per DU	0 x 60 Past 12 Months
Foreclosure, Short Sale, Bankruptcy	4 Years	2 Years	As Low as 2 years seasoning	4 Years
Qualifying Credit Score	Primary Wage Earner	Primary Wage Earner	Primary Wage Earner	Highest Mid Score of Guarantor
Max Loan Amount	\$3,000,000 \$2,000,000 - Assets Only	\$3,000,000	\$2,500,000	\$2,000,000

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