



Rate Sheet Packet

Effective Date:
4/12/21

Email: wholesalelock@deephavenmortgage.com • Phone: (844) 346-9475

Program Highlights*

Owner Occupied			Non-Owner Occupied		
Rate Sheet	Expanded Prime	Non-Prime	Rate Sheet	Expanded Prime	DSCR
	Page 2	Page 3		Page 2	Page 4
Credit			Credit		
LTVs up to:	90%	85%	LTVs up to:	80%	80%
FICO	660+	620+	FICO	660+	660+
Loan Amount			Loan Amount		
Minimum	\$100,000	\$100,000	Minimum	\$100,000	\$100,000
Maximum	\$2,500,000	\$1,500,000	Maximum	\$2,500,000	\$1,500,000
Debt Ratios			Debt Ratios		
Max DTI (Standard)	50%	50%	Max DTI (Standard)	50%	N/A
Enhanced DTI (to 50%)	✓	✓	Enhanced DTI (to 50%)	✓	N/A
Enhanced DTI (to 55%)	Not Allowed	Not Allowed	Enhanced DTI (to 55%)	Not Allowed	N/A
Income Documentation			Income Documentation		
Full Doc	✓	✓	Full Doc	✓	N/A
24mo Personal Bank Statements	✓	✓	24mo Personal Bank Statements	✓	N/A
24mo Business Bank Statements	✓	✓	24mo Business Bank Statements	✓	N/A
1 Year Alt Doc	✓	✓	1 Year Alt Doc	✓	N/A
12mo Personal Bank Statements	✓	✓	12mo Personal Bank Statements	✓	N/A
12mo Business Bank Statements	✓	✓	12mo Business Bank Statements	✓	N/A
Product Type			Product Type		
5/6 ARM	Not Allowed	Not Allowed	5/6 ARM	Not Allowed	Not Allowed
7/6 ARM	Not Allowed	✓	7/6 ARM	Not Allowed	✓
30yr Fixed	✓	✓	30yr Fixed	✓	✓
Interest Only	✓	Not Allowed	Interest Only	✓	✓

* See Guidelines for details

Program Requirements

	Expanded Prime	Non-Prime	DSCR
Mortgage History	0x30x12	0x60x12	1x30x12
Bankruptcy Seasoning	48 Months	24 Months	48 Months
FC/SS/DIL Seasoning	48 Months	24 Months	48 Months
Residual Income	\$2,500	\$1,500	N/A

Pricing Policies

	Expanded Prime	Non-Prime	DSCR
Fees			
Underwriting Fee	\$1,295.00	\$1,295.00	\$1,295.00
Other			
Max Dollar Premium, All Programs = []			
Min Price	100.000	100.000	100.000
Max Price	102.500	102.500	102.500
Max LLPAs	-5.000	-5.000	N/A

ARM Features

	5/6 ARM	7/6 ARM
Margin	N/A	5.00%
Caps	N/A	5/1/5
Index	N/A	SOFR 30D
Floor	N/A	5.00%
Qual Rate: Max (Fully Indexed, Note Rate)		





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Expanded Prime

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Base Pricing (30 Day)

Coupon	7/6 ARM	30Yr Fixed
3.750	-	98.250
3.875	-	98.500
3.990	-	98.750
4.125	-	99.000
4.250	-	99.250
4.375	-	99.500
4.500	-	99.750
4.625	-	100.000
4.750	-	100.250
4.875	-	100.500
4.990	-	100.750
5.125	-	101.000
5.250	-	101.250
5.375	-	101.500
5.500	-	101.750
5.625	-	102.000
5.750	-	102.250
5.875	-	102.500
5.990	-	102.750
6.125	-	103.000
6.250	-	103.250
6.375	-	103.500
6.500	-	103.750
6.625	-	104.000
6.750	-	104.250
6.875	-	104.500
6.990	-	104.750
7.125	-	105.000
7.250	-	105.250
7.375	-	105.500
7.500	-	105.750
7.625	-	106.000
7.750	-	106.250
7.875	-	106.500
7.990	-	106.750
8.125	-	107.000
Min Price: 100.000		Max Price: 102.500

Price Adjustments --- FICO x LTV

Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	1.750	1.500	1.250	1.000	0.500	0.000	-0.750
	740 - 759	1.750	1.500	1.250	1.000	0.500	0.000	-1.000
	720 - 739	1.250	1.250	1.000	0.500	0.000	-0.750	-1.750
	700 - 719	1.250	1.000	0.500	0.000	-0.750	-1.250	-2.500
	680 - 699	0.750	0.500	0.000	-0.750	-1.250	-2.250	-3.500
660 - 679	-0.250	-0.500	-1.000	-1.500	-2.000	-3.250	-4.250	
Bank Statements / 1099 Income	760+	1.750	1.500	1.250	1.000	0.500	-0.250	-1.250
	740 - 759	1.750	1.500	1.250	1.000	0.500	-0.250	-1.500
	720 - 739	1.250	1.250	1.000	0.500	0.000	-1.000	-2.250
	700 - 719	1.250	1.000	0.500	0.000	-0.750	-1.500	-2.750
	680 - 699	0.500	0.250	-0.250	-1.000	-1.500	-2.750	-4.250
660 - 679	-0.500	-0.750	-1.250	-1.750	-2.250	-3.500	-5.000	

Price Adjustments --- Other

Product		60%	65%	70%	75%	80%	85%	90%
Loan Amount	Interest-Only	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
	< 250,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Other	> 1,500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	Asset Utilization	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	N/A	N/A
	Second Home	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
	Investor	-0.500	-0.500	-1.000	-1.000	-1.000	N/A	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500
	Non-Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
DTI > 43	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	

Max Price/Prepay Buydown

Term	LLPA	Max Px
3 Year	0.000	102.500
2 Year	-0.250	102.500
1 Year	-0.500	102.500
No Prepay	-1.000	102.500
Prepay Penalties allowed on Investor only. See matrix for state restrictions.		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.150
	60	-0.300
Extension	5	-0.075
	10	-0.150
	15	-0.225
	30	-0.450

Other Program Requirements

Expanded Prime	
Min Loan Amount	\$100,000
Max Loan Amount	\$2,500,000
Mortgage History	0x30x12
Bankruptcy Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
ARM Features	Not Offered





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Non-Prime

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Base Pricing (30 Day)

Coupon	7/6 ARM	30Yr Fixed
4.375	98.750	98.500
4.500	99.000	98.750
4.625	99.250	99.000
4.750	99.500	99.250
4.875	99.750	99.500
4.990	100.000	99.750
5.125	100.250	100.000
5.250	100.500	100.250
5.375	100.750	100.500
5.500	101.000	100.750
5.625	101.250	101.000
5.750	101.500	101.250
5.875	101.750	101.500
5.990	102.000	101.750
6.125	102.250	102.000
6.250	102.500	102.250
6.375	102.750	102.500
6.500	103.000	102.750
6.625	103.250	103.000
6.750	103.500	103.250
6.875	103.750	103.500
6.990	104.000	103.750
7.125	104.250	104.000
7.250	104.500	104.250
7.375	104.750	104.500
7.500	105.000	104.750
7.625	105.250	105.000
7.750	105.500	105.250
7.875	105.750	105.500
7.990	106.000	105.750
8.125	106.250	106.000
8.250	106.500	106.250
8.375	106.750	106.500
8.500	107.000	106.750
8.625	107.250	107.000
Min Price: 100.000	Max Price: 102.500	

Price Adjustments --- FICO x LTV

Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	720+	1.500	1.250	1.000	0.500	0.000	-0.750	N/A
	700 - 719	1.250	1.000	0.500	0.000	-0.500	-1.250	N/A
	680 - 699	1.000	0.500	0.000	-0.500	-1.250	N/A	N/A
	660 - 679	0.250	0.000	-0.500	-1.250	-2.250	N/A	N/A
	640 - 659	-0.250	-0.500	-1.000	-1.750	-3.000	N/A	N/A
	620 - 639	-0.750	-1.500	-2.000	-3.000	N/A	N/A	N/A
Bank Statements / 1099 Income	720+	1.000	0.750	0.500	0.250	-0.500	-1.250	N/A
	700 - 719	0.750	0.500	0.000	-0.250	-1.000	-2.000	N/A
	680 - 699	0.250	0.000	-0.500	-1.000	-1.500	N/A	N/A
	660 - 679	-0.500	-0.750	-1.250	-1.500	-2.250	N/A	N/A
	640 - 659	-1.000	-1.250	-1.750	-2.250	-3.000	N/A	N/A
	620 - 639	-1.500	-1.750	-2.250	-3.000	N/A	N/A	N/A

Price Adjustments --- Other

Product		60%	65%	70%	75%	80%	85%	90%
Loan Amount	Interest-Only	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	< 250,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
Other	> 1,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Cash-Out	-0.500	-0.500	-0.500	-1.000	N/A	N/A	N/A
	Second Home	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Investor	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	Non-Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
	DTI > 43	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	

Max Price/Prepay Buydown

Term	LLPA	Max Px
3 Year	N/A	N/A
2 Year	N/A	N/A
1 Year	N/A	N/A
No Prepay	N/A	N/A
*Prepay Penalties allowed on Investor only. See matrix for details		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.150
	60	-0.300
Extension	5	-0.075
	10	-0.150
	15	-0.225
	30	-0.450

Other Program Requirements

Non-Prime	
Min Loan Amount	\$100,000
Max Loan Amount	\$1,500,000
Mortgage History	0x60x12
Bankruptcy Seasoning	24 Months
FC/SS/DIL Seasoning	24 Months
ARM Features	See Cover Page





DSCR

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Base Pricing (30 Day)

Coupon	7/6 ARM	30Yr Fixed
4.375	99.500	99.250
4.500	99.750	99.500
4.625	100.000	99.750
4.750	100.250	100.000
4.875	100.500	100.250
4.990	100.750	100.500
5.125	101.000	100.750
5.250	101.250	101.000
5.375	101.500	101.250
5.500	101.750	101.500
5.625	102.000	101.750
5.750	102.250	102.000
5.875	102.500	102.250
5.990	102.750	102.500
6.125	103.000	102.750
6.250	103.250	103.000
6.375	103.500	103.250
6.500	103.750	103.500
6.625	104.000	103.750
6.750	104.250	104.000
6.875	104.500	104.250
6.990	104.750	104.500
7.125	105.000	104.750
7.250	105.250	105.000
7.375	105.500	105.250
7.500	105.750	105.500
7.625	106.000	105.750
7.750	106.250	106.000
7.875	106.500	106.250
7.990	106.750	106.500
8.125	107.000	106.750
Min Price: 100.000		Max Price: 102.500

Price Adjustments --- FICO x LTV

DSCR > 1.00x		55%	60%	65%	70%	75%	80%
FICOxLTV	760+	1.250	1.250	0.750	0.500	0.500	0.000
	740 - 759	1.000	1.000	0.750	0.500	0.250	-0.500
	720 - 739	0.750	0.750	0.500	0.250	0.000	-1.000
	700 - 719	0.500	0.500	0.250	-0.250	-1.250	-2.000
	680 - 699	0.250	0.250	-0.250	-0.750	N/A	N/A
	660 - 679	-0.250	-0.500	-1.000	-1.500	N/A	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A
DSCR	DSCR ≥ 1.25	0.000	0.000	0.000	0.000	0.000	N/A
	DSCR < 1.00	-0.750	-0.750	-0.750	-0.750	N/A	N/A

Price Adjustments --- Other

		55%	60%	65%	70%	75%	80%
Product Type	5/1 ARM	N/A	N/A	N/A	N/A	N/A	N/A
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	-0.250
	> 1,500,000	N/A	N/A	N/A	N/A	N/A	N/A
Other	Cash-Out	-0.500	-0.500	-0.500	-0.500	-0.750	N/A
	Interest Only	-0.250	-0.250	-0.250	-0.500	-0.500	N/A
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	Non-Warrantable	-0.750	-0.750	-0.750	-0.750	-0.750	N/A

Max Price/Prepay Buydown

Term	LLPA	Max Price
3 Year	0.000	102.500
2 Year	-0.750	102.500
1 Year	-1.500	102.500
No Prepay	-2.000	102.500
*Prepay Penalties allowed on Investor only. See matrix for details		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.150
	60	-0.300
Extension	5	-0.075
	10	-0.150
	15	-0.225
	30	-0.450

Other Program Requirements

DSCR	
Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$1,500,000
Mortgage History	1x30x12
Bankruptcy Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
ARM Features	See Cover Page

