

MPF SELECT DirectPricing Adjustments

Effective 08/06/2019

| Purchase Transactions | CLTV | | | | | | | No MI |
|-----------------------|-------|----------|----------|----------|----------|----------|----------|--------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| FICO | | | | | | | | |
| 661-679 | NA | NA | NA | NA | NA | NA | NA | NA |
| 680-699 | 0.500 | 0.250 | 0.125 | NA | NA | NA | NA | NA |
| 700-719 | 0.750 | 0.625 | 0.375 | 0.125 | 0.000 | -0.250 | -0.625 | NA |
| 720-739 | 0.750 | 0.750 | 0.625 | 0.375 | 0.250 | 0.000 | -0.375 | NA |
| 740-759 | 0.875 | 0.875 | 0.750 | 0.625 | 0.375 | 0.125 | 0.000 | NA |
| 760-779 | 0.875 | 0.875 | 0.875 | 0.750 | 0.625 | 0.500 | 0.375 | -0.250 |
| ≥ 780 | 1.000 | 0.875 | 0.875 | 0.875 | 0.750 | 0.625 | 0.500 | -0.125 |

Rate/Term Refinance

| FICO | CLTV | | | | | | | No MI |
|---------|-------|----------|----------|----------|----------|----------|----------|--------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 661-679 | NA | NA | NA | NA | NA | NA | NA | NA |
| 680-699 | 0.250 | 0.000 | -0.125 | NA | NA | NA | NA | NA |
| 700-719 | 0.500 | 0.375 | 0.125 | -0.125 | -0.375 | -0.750 | -1.125 | NA |
| 720-739 | 0.500 | 0.500 | 0.375 | 0.125 | 0.000 | -0.375 | -0.875 | NA |
| 740-759 | 0.750 | 0.625 | 0.500 | 0.375 | 0.125 | -0.125 | -0.375 | NA |
| 760-779 | 0.750 | 0.750 | 0.625 | 0.500 | 0.375 | 0.250 | 0.125 | -0.625 |
| ≥ 780 | 0.750 | 0.750 | 0.750 | 0.625 | 0.500 | 0.375 | 0.250 | -0.375 |

Cash-Out Refinance

| FICO | CLTV | | | | | | | No MI |
|---------|-------|----------|----------|----------|----------|----------|----------|-------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 661-679 | NA | NA | NA | NA | NA | NA | NA | NA |
| 680-699 | NA | NA | NA | NA | NA | NA | NA | NA |
| 700-719 | 0.375 | 0.250 | 0.000 | -0.375 | -0.500 | NA | NA | NA |
| 720-739 | 0.375 | 0.375 | 0.250 | 0.000 | -0.250 | NA | NA | NA |
| 740-759 | 0.625 | 0.500 | 0.375 | 0.250 | 0.000 | NA | NA | NA |
| 760-779 | 0.625 | 0.625 | 0.500 | 0.375 | 0.250 | NA | NA | NA |
| ≥ 780 | 0.625 | 0.625 | 0.625 | 0.500 | 0.375 | NA | NA | NA |

Loan Amounts

| | CLTV | | | | | | | No MI |
|---------------------|--------|----------|----------|----------|----------|----------|----------|-------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| ≤ 1,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 1,000,001-1,500,000 | 0.000 | 0.000 | 0.000 | -0.250 | -0.250 | -0.250 | -0.375 | NA |
| 1,500,001-2,000,000 | -0.125 | -0.125 | -0.125 | -0.250 | -0.375 | -0.375 | NA | NA |
| 2,000,001-2,500,000 | -0.250 | -0.250 | -0.250 | -0.375 | -0.375 | NA | NA | NA |

Feature

| Feature | CLTV | | | | | | | No MI |
|----------------|--------|----------|----------|----------|----------|----------|----------|-------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 2 Unit | -0.250 | -0.250 | -0.250 | -0.375 | -0.375 | NA | NA | NA |
| 3-4 Units | -0.375 | -0.375 | -0.375 | -0.500 | -0.625 | NA | NA | NA |
| Second Home | -0.125 | -0.125 | -0.125 | -0.125 | -0.125 | -0.250 | -0.375 | NA |
| Investment | -1.125 | -1.125 | -1.250 | -1.500 | -1.750 | NA | NA | NA |
| Non-War. Condo | NA | NA | NA | NA | NA | NA | NA | NA |
| Condo-Hotel | NA | NA | NA | NA | NA | NA | NA | NA |

Product

| Product | CLTV | | | | | | | No MI |
|----------------------------------|-------|----------|----------|----------|----------|----------|----------|--------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 5 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.375 |
| 7 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 |
| 10 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.500 |
| 15 yr Fixed | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.500 |
| 20 yr Fixed (add to 30 yr Fixed) | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 |
| 30 yr Fixed | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |

No Escrows*

| | |
|--------|--|
| -0.125 | *This adjuster does not apply for Prop Type = CO-OP. |
|--------|--|

State Adjustments

| State | CLTV | | | | | | | No MI |
|--------|-------|----------|----------|----------|----------|----------|----------|--------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| FL, NV | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.375 | -0.750 |

Max Net Price

| | 30 yr Fixed | 15 yr Fixed | 10 yr Hybrid | 7 yr Hybrid | 5 yr Hybrid |
|-------------|-------------|-------------|--------------|-------------|-------------|
| | ≤ 1,000,000 | 103.125 | 102.500 | 102.250 | 101.875 |
| > 1,000,000 | 102.500 | 102.250 | 102.000 | 101.750 | 101.750 |

QM Special Adjustment

| | CLTV | | | | | | | No MI |
|---------------------------|-------|----------|----------|----------|----------|----------|----------|--------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 30/25/20 yr Fixed, Non CA | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 |
| 30/25/20 yr Fixed, CA | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.250 | 0.125 | -0.125 |
| 5/7/10 yr Hybrid, CA | 0.000 | 0.000 | 0.000 | -0.125 | -0.125 | -0.125 | -0.250 | -0.375 |

Non-QM - Special Adj.

| | CLTV | | | | | | | No MI |
|---------------------------|-------|----------|----------|----------|----------|----------|----------|-------|
| | ≤ 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | |
| 30/25/20 yr Fixed, Non CA | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | NA |
| 30/25/20 yr Fixed, CA | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.125 | 0.000 | NA |

MPF SELECT 90 DirectPricing Adjustments

Effective 10/7/2019

| Purchase Transactions | CLTV | |
|-----------------------|----------|----------|
| | No MI | No MI |
| FICO | 80.01-85 | 85.01-90 |
| 661-679 | NA | NA |
| 680-699 | NA | NA |
| 700-719 | NA | NA |
| 720-739 | -0.375 | -0.875 |
| 740-759 | 0.000 | -0.250 |
| 760-779 | 0.375 | 0.250 |
| ≥ 780 | 0.750 | 0.500 |

Rate/Term Refinance

| FICO | No MI | No MI |
|---------|----------|----------|
| | 80.01-85 | 85.01-90 |
| 661-679 | NA | NA |
| 680-699 | NA | NA |
| 700-719 | NA | NA |
| 720-739 | -0.750 | -1.375 |
| 740-759 | -0.375 | -0.750 |
| 760-779 | 0.000 | -0.250 |
| ≥ 780 | 0.500 | 0.125 |

Cash-Out Refinance

| FICO | No MI | No MI |
|---------|----------|----------|
| | 80.01-85 | 85.01-90 |
| 661-679 | NA | NA |
| 680-699 | NA | NA |
| 700-719 | NA | NA |
| 720-739 | NA | NA |
| 740-759 | NA | NA |
| 760-779 | NA | NA |
| ≥ 780 | NA | NA |

Loan Amounts

| | 80.01-85 | 85.01-90 |
|---------------------|-------------|----------|
| | ≤ 1,000,000 | 0.000 |
| 1,000,001-1,500,000 | -0.375 | -0.375 |
| 1,500,001-2,000,000 | NA | NA |
| 2,000,001-2,500,000 | NA | NA |

Feature

| Feature | 80.01-85 | 85.01-90 |
|----------------|----------|----------|
| | 2 Unit | NA |
| 3-4 Units | NA | NA |
| Second Home | NA | NA |
| Investment | NA | NA |
| Non-War. Condo | NA | NA |
| Condo-Hotel | NA | NA |

Product

| Product | 80.01-85 | 85.01-90 |
|----------------------------------|-------------|----------|
| | 5 yr Hybrid | NA |
| 7 yr Hybrid | NA | NA |
| 10 yr Hybrid | NA | NA |
| 15 yr Fixed | NA | NA |
| 20 yr Fixed (add to 30 yr Fixed) | 0.250 | 0.250 |
| 30 yr Fixed | 0.000 | 0.000 |

No Escrows

| |
|--------|
| -0.250 |
|--------|

State Adjustments

| State | 80.01-85 | 85.01-90 |
|-------|----------|----------|
| | FL, NV | -0.750 |
| CA | -0.125 | -0.250 |

Max Net Price

| | 30 yr Fixed |
|-------------|-------------|
| | ≤ 1,000,000 |
| > 1,000,000 | 102.000 |

MPF CHOICE DirectPricing Adjustments

Effective 11/13/19

Purchase Transactions

| FICO | CLTV | | | | | | No MI | No MI | |
|---------|-------|----------|----------|----------|----------|----------|----------|----------|----------|
| | ≤ 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 |
| 661-679 | 0.125 | 0.000 | -0.250 | -0.500 | -0.875 | -1.375 | -1.875 | NA | NA |
| 680-699 | 0.375 | 0.125 | 0.000 | -0.250 | -0.500 | -0.875 | -1.375 | -3.000 | -4.125 |
| 700-719 | 0.500 | 0.375 | 0.125 | 0.000 | -0.250 | -0.500 | -0.875 | -2.375 | -3.500 |
| 720-739 | 0.625 | 0.500 | 0.375 | 0.250 | 0.125 | -0.125 | -0.500 | -1.750 | -3.000 |
| 740-759 | 0.625 | 0.625 | 0.500 | 0.375 | 0.250 | 0.125 | -0.125 | -1.500 | -2.375 |
| 760-779 | 0.625 | 0.625 | 0.625 | 0.500 | 0.375 | 0.250 | 0.000 | -1.125 | -2.000 |
| ≥ 780 | 0.750 | 0.625 | 0.625 | 0.625 | 0.500 | 0.375 | 0.125 | -0.750 | -1.875 |

Rate/Term Refinance

| FICO | CLTV | | | | | | No MI | No MI | |
|---------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
| | ≤ 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 |
| 661-679 | -0.125 | -0.250 | -0.625 | -0.875 | -1.250 | -1.875 | -2.500 | NA | NA |
| 680-699 | 0.250 | -0.125 | -0.375 | -0.625 | -1.000 | -1.375 | -1.875 | -3.500 | -4.875 |
| 700-719 | 0.375 | 0.250 | -0.125 | -0.375 | -0.625 | -1.000 | -1.375 | -3.000 | -4.125 |
| 720-739 | 0.375 | 0.375 | 0.250 | 0.000 | -0.250 | -0.500 | -0.875 | -2.250 | -3.500 |
| 740-759 | 0.625 | 0.500 | 0.375 | 0.250 | 0.000 | -0.250 | -0.500 | -1.875 | -2.875 |
| 760-779 | 0.625 | 0.500 | 0.500 | 0.375 | 0.250 | 0.000 | -0.250 | -1.500 | -2.500 |
| ≥ 780 | 0.625 | 0.625 | 0.500 | 0.500 | 0.375 | 0.125 | -0.125 | -1.000 | -2.250 |

Cash-Out Refinance

| FICO | CLTV | | | | | | No MI | No MI | |
|---------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
| | ≤ 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 |
| 661-679 | -0.500 | -0.750 | -1.000 | -1.375 | -1.875 | -2.625 | -3.500 | NA | NA |
| 680-699 | -0.250 | -0.500 | -0.750 | -1.125 | -1.500 | -2.125 | -2.875 | NA | NA |
| 700-719 | 0.000 | -0.250 | -0.500 | -0.750 | -1.250 | -1.750 | -2.375 | NA | NA |
| 720-739 | 0.125 | -0.125 | -0.250 | -0.375 | -0.750 | -1.250 | -1.875 | NA | NA |
| 740-759 | 0.125 | 0.000 | -0.125 | -0.250 | -0.625 | -1.000 | -1.500 | NA | NA |
| 760-779 | 0.250 | 0.125 | 0.000 | -0.125 | -0.375 | -0.750 | -1.250 | NA | NA |
| ≥ 780 | 0.250 | 0.250 | 0.125 | 0.000 | -0.250 | -0.500 | -1.125 | NA | NA |

Loan Amounts

| | ≤ 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 |
|---------------------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
| ≤ 1,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 1,000,001-1,500,000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.125 | -0.250 | -0.375 | NA | NA |
| 1,500,001-2,000,000 | -0.125 | -0.125 | -0.125 | -0.125 | -0.250 | -0.375 | NA | NA | NA |
| 2,000,001-2,500,000 | NA | NA | NA | NA | NA | NA | NA | NA | NA |

Feature

| | ≤ 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 |
|----------------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
| 2 Unit | -0.375 | -0.375 | -0.375 | -0.500 | -0.500 | -0.500 | -0.625 | -0.750 | -0.875 |
| 3-4 Units | -0.375 | -0.500 | -0.500 | -0.625 | -0.625 | -0.625 | NA | NA | NA |
| Second Home | -0.125 | -0.125 | -0.125 | -0.125 | -0.250 | -0.500 | -1.000 | NA | NA |
| Investment | -0.625 | -0.750 | -0.750 | -0.875 | -1.125 | -1.375 | NA | NA | NA |
| Non-War. Condo | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | NA | NA |
| Condo-Hotel | -1.250 | -1.250 | -1.250 | -1.250 | -1.250 | -1.250 | -1.250 | NA | NA |

Product

| | ≤ 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 |
|----------------------------------|-------|----------|----------|----------|----------|----------|----------|----------|----------|
| 5 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 7 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 10 yr Hybrid | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 15 yr Fixed | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 20 yr Fixed (add to 30 yr Fixed) | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 |
| 30 yr Fixed | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |

No Escrows*

| |
|--------|
| -0.250 |
|--------|

State 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 |
|--------|-------|----------|----------|----------|----------|----------|----------|----------|----------|
| FL, NV | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.250 | -0.500 | -0.750 | -1.000 |
| CA | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.125 | -0.250 | -0.375 | -0.500 |

Max Net Price

| | 30 yr Fixed | 15 yr Fixed | 10 yr Hybrid | 7 yr Hybrid | 5 yr Hybrid | | |
|-------------|-------------|-------------|--------------|-------------|-------------|----|----|
| ≤ 1,000,000 | 103.000 | 102.250 | 101.875 | 101.750 | 101.750 | NA | NA |
| > 1,000,000 | 102.000 | 101.875 | 101.750 | 101.625 | 101.625 | NA | NA |