

Borrower Paid Rate Sheet

(Broker Comp not Included)

Effective Date
10/16/20 6:48 AM

Lock Desk Hours

ARM and Non-Agency Products:	Conventional and Government Fixed Products:
9am to 5:00pm (Pacific Time)	9am to 5:00pm (Pacific Time)

Home Office Address

Commerce Home Mortgage TPO Division
16845 Von Karman Avenue, Suite 200
Irvine, CA 92606
Direct Phone: 855-375-8626

Loss Payee Clause / CPL Clause

Commerce Home Mortgage, c/o LoanCare LLC ISAOA/ATIMA PO Box 202049 Florence, SC 29502	Commerce Home Mortgage. Its Successors and or Assigns 16845 Von Karman Ave, Suite 200 Irvine, CA 92606
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Loan Fees

		<u>Loan Amount</u>	<u>Loan Fee Buyout*</u>
All Conventional Loans:	\$699	Greater than \$400,000	cost 15bps
Government Loans:	\$699	\$250,001 - 400,000	cost 20bps
FHA Streamline Loans:	\$299	Less than or = \$250,000	cost 30bps
VA IRRRLS	\$299		
Tax Service (All Loans):	\$69	*Loan Fee Buyout does not include Tax and Flood Service fees	
Flood Insurance:	\$12		

Mortgage FHA and VA ID's

FHA - 7858400006	FNMA - 28118
VA - 9003230000	FHLMC - 158837

Support

tpoconciierge@commercemtq.com
Call 888-340-4010 Option 2

Licensing Information

See our website for full licensing details
www.commercetpo.com/licensing

This rate sheet is indicative pricing only

For true pricing visit us at: www.commercetpo.com
Log in Required - Must be an approved Broker
Lender fee buyout available on applicable program with exact bps equivalent

Conforming and High Balance Programs

30YR / 25YR FIXED			20YR FIXED			15YR / 10YR FIXED		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.500	-1.013	-0.913	2.500	-1.772	-1.672	2.250	-1.483	-1.383
2.625	-1.479	-1.379	2.625	-2.233	-2.133	2.375	-1.888	-1.788
2.750	-1.957	-1.857	2.750	-2.701	-2.601	2.500	-2.262	-2.162
2.875	-2.609	-2.509	2.875	-2.690	-2.590	2.625	-2.593	-2.493
2.990	-3.146	-3.046	3.000	-3.130	-3.030	2.750	-3.055	-2.955
3.000	-3.196	-3.096	3.125	-3.472	-3.372	2.875	-3.354	-3.254
3.125	-3.497	-3.397	3.250	-3.451	-3.351	3.000	-3.663	-3.563
3.250	-3.382	-3.282	3.375	-3.888	-3.788	3.125	-3.829	-3.729
3.375	-3.891	-3.791	3.500	-4.198	-4.098	3.250	-3.641	-3.541
3.500	-4.296	-4.196	3.625	-4.455	-4.355	3.375	-3.891	-3.791
3.625	-4.516	-4.416	3.750	-3.735	-3.635	3.500	-4.080	-3.980
3.750	-3.651	-3.551	3.875	-4.069	-3.969	3.625	-4.345	-4.245
3.875	-3.991	-3.891	4.000	-4.283	-4.183	3.750	-4.195	-4.095
3.990	-4.179	-4.079	4.125	-4.497	-4.397	3.875	-4.375	-4.275
4.000	-4.229	-4.129	4.250	-4.232	-4.132	4.000	-4.653	-4.553

30YR FIXED HB			20YR FIXED HB			15YR / 10 YR FIXED HB		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.750	-0.373	-0.273	2.750	-0.309	-0.209	2.250	-0.653	-0.553
2.875	-1.014	-0.914	2.875	-0.900	-0.800	2.375	-0.979	-0.879
2.990	-1.447	-1.347	3.000	-1.383	-1.283	2.500	-1.413	-1.313
3.000	-1.497	-1.397	3.125	-1.558	-1.458	2.625	-1.759	-1.659
3.125	-1.672	-1.572	3.250	-1.627	-1.527	2.750	-2.041	-1.941
3.250	-1.460	-1.360	3.375	-2.040	-1.940	2.875	-2.241	-2.141
3.375	-1.969	-1.869	3.500	-2.310	-2.210	3.000	-2.452	-2.352
3.500	-2.350	-2.250	3.625	-2.446	-2.346	3.125	-2.629	-2.529
3.625	-2.486	-2.386	3.750	-1.653	-1.553	3.250	-1.326	-1.226
3.750	-1.519	-1.419	3.875	-1.969	-1.869	3.375	-1.501	-1.401
3.875	-1.835	-1.735	4.000	-2.176	-2.076	3.500	-1.634	-1.534
3.990	-1.992	-1.892	4.125	-2.303	-2.203	3.625	-1.820	-1.720
4.000	-2.042	-1.942	4.250	-0.814	-0.714	3.750	-0.721	-0.621
4.125	-2.169	-2.069	4.375	-1.085	-0.985	3.875	-0.919	-0.819
4.250	-0.709	-0.609	4.500	-1.286	-1.186	4.000	-1.104	-1.004
4.375	-0.981	-0.881	4.625	-1.402	-1.302	4.125	-1.265	-1.165
4.500	-1.181	-1.081	4.750	-1.488	-1.388	4.250	-1.068	-0.968
			4.875	-1.731	-1.631	4.375	-1.181	-1.081

FNMA 30yr HomeReady FIXED			FHLMC 30yr HomePossible FIXED		
Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.625	-1.438	-1.338	2.625	-1.677	-1.577
2.750	-1.890	-1.790	2.750	-1.920	-1.820
2.875	-2.535	-2.435	2.875	-2.588	-2.488
3.000	-3.112	-3.012	3.000	-3.216	-3.116
3.125	-3.460	-3.360	3.125	-3.514	-3.414
3.250	-3.512	-3.412	3.250	-3.375	-3.275
3.375	-3.958	-3.858	3.375	-3.899	-3.799
3.500	-4.297	-4.197	3.500	-4.316	-4.216
3.625	-4.558	-4.458	3.625	-4.543	-4.443
3.750	-3.816	-3.716	3.750	-3.799	-3.699
3.875	-4.156	-4.056	3.875	-4.136	-4.036
4.000	-4.393	-4.293	4.000	-4.392	-4.292
4.125	-4.609	-4.509	4.125	-4.599	-4.499

Conventional LLPA's available on the following page

Conforming and High Balance Programs LLPAs

Property Type Adjustments (All Programs)										Cash-Out Adjustments (All Programs)						
Type	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97		Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	≥ 85.01
Investment	2.125	2.125	2.125	3.375	4.125	N/A	N/A	N/A		620-639	0.625	1.625	1.625	3.125	N/A	N/A
2 Unit	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A		640-659	0.625	1.625	1.625	2.625	N/A	N/A
3-4Unit	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A		660-679	0.625	1.125	1.125	1.875	N/A	N/A
Condo >15yr	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750		680-699	0.375	1.125	1.125	1.750	N/A	N/A
Manufactured	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500		700-719	0.375	1.000	1.000	1.125	N/A	N/A
Second Home	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A		720-739	0.375	1.000	1.000	1.125	N/A	N/A
ARM	0.000	0.000	0.000	0.000	0.000	0.000	0.250	N/A		≥ 740	0.375	0.625	0.625	0.875	N/A	N/A
										All FICO/LTV	0.300					

Credit Score Adjustments for loan terms >15 years (All Programs)										Subordinate Financing (All Programs)			
Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97		LTV Range	CLTV Range	FICO <720	FICO ≥720
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500		≤ 65.00%	80.01 - 95.00%	0.500	0.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750		65.01 - 75.00%	80.01 - 95.00%	0.750	0.500
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250		75.01 - 95.00%	90.01 - 95.00%	1.000	0.750
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500		75.01 - 90.00%	76.01 - 90.00%	1.000	0.750
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500		≤ 95.00%	95.01 - 97.00%	1.500	1.500
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000		All	All	0.375	0.375
≥ 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750					

MINIMUM LOAN AMOUNT IS		\$75,000
Please include HELOC line amount and HELOC drawn amount for correct pricing.		
Lock Extension Fee:	1 bp per request + 1 bp per day	

HomeReady /Home Possible Price Cap Adjustments			
Adjusters based on CLTV			
Score	≤ 80	≥ 80	
< 680	1.500	1.500	
≥ 680	1.500	0.000	

Adjustments (High Balance)						
Type	≤ 70	70.01-75	75.01-80	80.01-85	85.01- 90	90.01- 95
Cash Out	1.000	1.000	1.000	1.000	1.000	1.000
Purchase/RT	0.250	0.250	0.250	0.250	0.250	0.250
ARM	0.750	0.750	1.500	1.500	1.500	1.500

Loan Amount Adjustments		
Loan Amount	Adjustment	
75,000 - 99,999	3.000	
100,000 - 150,000	0.500	

CDFI and Property Location*	
	Adjustment
CDFI Eligible	-0.500
Kern County, CA	-0.250

*CDFI Eligible and Kern County may be used cumulatively

Adverse Market Refinance Fee**	
Refinances > \$125k Loan Amount	0.500

** Does NOT Apply to HomeReady and Home Possible

FHA/VA and HB Programs

FHA 30YR / 25YR / 20YR FIXED			FHA 15YR / 10YR FIXED			FHA 30 Year FIXED HB		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.250	-1.281	-1.172	2.250	-1.502	-1.399	2.750	-0.241	-0.153
2.375	-1.381	-1.272	2.375	-1.602	-1.499	2.875	-0.341	-0.253
2.500	-1.481	-1.372	2.500	-1.702	-1.599	3.000	-0.441	-0.353
2.625	-1.581	-1.472	2.625	-1.802	-1.699	3.125	-0.541	-0.453
2.750	-2.241	-2.153	2.750	-2.340	-2.371	3.250	-0.028	-0.035
2.875	-2.341	-2.253	2.875	-2.440	-2.471	3.375	-0.128	-0.135
3.000	-2.441	-2.353	3.000	-2.540	-2.571	3.500	-0.228	-0.235
3.125	-2.541	-2.453	3.125	-2.640	-2.671	3.625	-0.328	-0.335
3.250	-2.028	-2.035	3.250	-2.692	-2.804	3.750	-1.087	-1.102
3.375	-2.128	-2.135	3.375	-2.792	-2.904	3.875	-1.187	-1.202
3.500	-2.228	-2.235	3.500	-2.892	-3.004	4.000	-1.287	-1.302
3.625	-2.328	-2.335	3.625	-2.992	-3.104	4.125	-1.387	-1.402
3.750	-3.087	-3.102	3.750	-2.556	-2.606	4.250	-1.169	-1.212
3.875	-3.187	-3.202	3.875	-2.656	-2.706	4.375	-1.269	-1.312

VA 30YR / 25YR / 20YR FIXED			VA 15YR / 10YR FIXED			VA 30 Year FIXED HB		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.250	-1.281	-1.172	2.250	-1.502	-1.399	2.750	-0.241	-0.153
2.375	-1.381	-1.272	2.375	-1.602	-1.499	2.875	-0.341	-0.253
2.500	-1.481	-1.372	2.500	-1.702	-1.599	3.000	-0.441	-0.353
2.625	-1.581	-1.472	2.625	-1.802	-1.699	3.125	-0.541	-0.453
2.750	-2.241	-2.153	2.750	-2.340	-2.371	3.250	-0.028	-0.035
2.875	-2.341	-2.253	2.875	-2.440	-2.471	3.375	-0.128	-0.135
3.000	-2.441	-2.353	3.000	-2.540	-2.571	3.500	-0.228	-0.235
3.125	-2.541	-2.453	3.125	-2.640	-2.671	3.625	-0.328	-0.335
3.250	-2.028	-2.035	3.250	-2.692	-2.804	3.750	-1.087	-1.102
3.375	-2.128	-2.135	3.375	-2.792	-2.904	3.875	-1.187	-1.202
3.500	-2.228	-2.235	3.500	-2.892	-3.004	4.000	-1.287	-1.302
3.625	-2.328	-2.335	3.625	-2.992	-3.104	4.125	-1.387	-1.402
3.750	-3.087	-3.102	3.750	-2.556	-2.606	4.250	-1.169	-1.212
3.875	-3.187	-3.202	3.875	-2.656	-2.706			

Pricing Adjustments (FHA/VA/USDA)	
Credit Score	Adjustment
640-679	0.500
620-639	1.000
600-619	1.500
580-599	2.500
IRRR/Streamline No FICO	0.250
IRRR LTV/CLTV > 100%	0.375
VA Cash Out < 90% LTV/CLTV	0.500
Non-Owner	0.500
DTI > 50%	0.350
BPC Transactions on VA Loans	0.250

MANUFACTURED HOMES	
FHA	1.000
VA	1.375
Texas A6 Transactions Not Permitted	
VA Maximum Loan Amount \$1,500,000	
VA Loan Amounts > \$1M = Maximum 90% LTV	

Extended Lock Terms						
Lock Term	120-Day	150-Day	180-Day	120-Day	150-Day	180-Day
Upfront Fee	1.000	1.000	1.000	0.500	0.500	0.500
Rate Add-on (a)	0.375	0.500	0.625	0.500	0.625	0.750

Loan Amount Adjustments (FHA/VA/USDA)	
Loan Amount	Adjustment
< 100,000	1.000

Property Location	
County	Adjustment
Kern County, CA	-0.500

MINIMUM ALLOWABLE LOAN AMOUNT \$50,000	
Lock Extension Fee:	1 bp per request + 1 bp per day