

Agency Rate Sheet

(Broker Comp not Included)

Effective Date
4/2/21 6:46 AM

Lock Desk Hours

Conventional and Government Fixed Products:

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 |
|--|--|

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 | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day |
| 2.500 | 2.835 | 2.935 | 3.035 | 2.250 | 2.846 | 2.956 | 3.056 | 2.000 | 1.009 | 1.102 | 1.202 |
| 2.625 | 1.949 | 2.049 | 2.149 | 2.375 | 2.119 | 2.229 | 2.329 | 2.125 | 0.395 | 0.488 | 0.588 |
| 2.750 | 0.955 | 1.055 | 1.155 | 2.500 | 1.415 | 1.518 | 1.618 | 2.250 | -0.265 | -0.228 | -0.128 |
| 2.875 | 0.288 | 0.388 | 0.488 | 2.625 | 0.524 | 0.627 | 0.727 | 2.375 | -0.803 | -0.769 | -0.669 |
| 2.990 | -0.238 | -0.138 | -0.038 | 2.750 | -0.265 | -0.162 | -0.062 | 2.500 | -1.258 | -1.225 | -1.125 |
| 3.000 | -0.288 | -0.188 | -0.088 | 2.875 | -0.928 | -0.825 | -0.725 | 2.625 | -1.896 | -1.841 | -1.741 |
| 3.125 | -0.909 | -0.809 | -0.709 | 3.000 | -1.467 | -1.364 | -1.264 | 2.750 | -2.427 | -2.377 | -2.277 |
| 3.250 | -1.527 | -1.427 | -1.327 | 3.125 | -1.925 | -1.823 | -1.723 | 2.875 | -2.822 | -2.778 | -2.678 |
| 3.375 | -2.109 | -2.009 | -1.909 | 3.250 | -2.647 | -2.516 | -2.416 | 3.000 | -3.255 | -3.210 | -3.110 |
| 3.500 | -2.616 | -2.516 | -2.416 | 3.375 | -3.225 | -3.093 | -2.993 | 3.125 | -3.682 | -3.604 | -3.504 |
| 3.625 | -3.112 | -3.012 | -2.912 | 3.500 | -3.701 | -3.569 | -3.469 | 3.250 | -3.755 | -3.695 | -3.595 |
| 3.750 | -3.647 | -3.547 | -3.447 | 3.625 | -4.111 | -3.979 | -3.879 | 3.375 | -4.189 | -4.129 | -4.029 |
| 3.875 | -4.189 | -4.089 | -3.989 | 3.750 | -4.882 | -4.816 | -4.716 | 3.500 | -4.561 | -4.501 | -4.401 |
| 3.990 | -4.564 | -4.464 | -4.364 | 3.875 | -4.400 | -4.334 | -4.234 | 3.625 | -4.998 | -4.940 | -4.840 |
| 4.000 | -4.614 | -4.514 | -4.414 | 4.000 | -4.794 | -4.728 | -4.628 | 3.750 | -5.316 | -5.316 | -5.216 |

| 30YR FIXED HB | | | | 20YR FIXED HB | | | | 15YR / 10 YR FIXED HB | | | |
|---------------|--------|--------|--------|---------------|--------|--------|--------|-----------------------|--------|--------|--------|
| Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day |
| 2.500 | 3.818 | 3.918 | 4.018 | 2.500 | 3.583 | 3.707 | 3.807 | 2.250 | 0.840 | 0.919 | 1.019 |
| 2.625 | 3.084 | 3.184 | 3.284 | 2.625 | 2.778 | 2.902 | 3.002 | 2.375 | 0.311 | 0.390 | 0.490 |
| 2.750 | 2.108 | 2.208 | 2.308 | 2.750 | 2.167 | 2.292 | 2.392 | 2.500 | -0.198 | -0.120 | -0.020 |
| 2.875 | 1.451 | 1.551 | 1.651 | 2.875 | 1.511 | 1.635 | 1.735 | 2.625 | -0.629 | -0.550 | -0.450 |
| 2.990 | 0.647 | 0.747 | 0.847 | 3.000 | 0.645 | 0.777 | 0.877 | 2.750 | -1.003 | -0.924 | -0.824 |
| 3.000 | 0.597 | 0.697 | 0.797 | 3.125 | -0.262 | -0.130 | -0.030 | 2.875 | -1.304 | -1.225 | -1.125 |
| 3.125 | -0.014 | 0.086 | 0.186 | 3.250 | -0.907 | -0.775 | -0.675 | 3.000 | -1.640 | -1.561 | -1.461 |
| 3.250 | -0.892 | -0.792 | -0.692 | 3.375 | -1.447 | -1.315 | -1.215 | 3.125 | -1.950 | -1.871 | -1.771 |
| 3.375 | -1.521 | -1.421 | -1.321 | 3.500 | -1.869 | -1.738 | -1.638 | 3.250 | -1.616 | -1.555 | -1.455 |
| 3.500 | -1.943 | -1.843 | -1.743 | 3.625 | -2.097 | -1.965 | -1.865 | 3.375 | -1.920 | -1.859 | -1.759 |
| 3.625 | -2.171 | -2.071 | -1.971 | 3.750 | -1.556 | -1.495 | -1.390 | 3.500 | -2.184 | -2.123 | -2.023 |
| 3.750 | -1.403 | -1.303 | -1.203 | 3.875 | -2.040 | -1.974 | -1.874 | 3.625 | -2.486 | -2.425 | -2.325 |
| 3.875 | -1.952 | -1.852 | -1.752 | 4.000 | -2.421 | -2.355 | -2.255 | 3.750 | -1.746 | -1.677 | -1.577 |
| 3.990 | -2.338 | -2.238 | -2.138 | 4.125 | -2.622 | -2.556 | -2.456 | 3.875 | -2.074 | -2.005 | -1.905 |
| 4.000 | -2.388 | -2.288 | -2.188 | 4.250 | -1.306 | -1.247 | -1.147 | 4.000 | -2.387 | -2.318 | -2.218 |
| 4.125 | -2.589 | -2.489 | -2.389 | 4.375 | -1.737 | -1.678 | -1.578 | 4.125 | -2.648 | -2.579 | -2.479 |
| 4.250 | -1.301 | -1.201 | -1.101 | 4.500 | -2.072 | -2.014 | -1.914 | 4.250 | -2.084 | -2.023 | -1.923 |
| | | | | 4.625 | -2.253 | -2.194 | -2.094 | 4.375 | -2.276 | -2.214 | -2.114 |

| FNMA 30yr HomeReady FIXED | | | | FHLMC 30yr HomePossible FIXED | | | |
|---------------------------|--------|--------|--------|-------------------------------|--------|--------|--------|
| Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day |
| 2.625 | 1.989 | 2.084 | 2.184 | 2.625 | 1.903 | 2.031 | 2.131 |
| 2.750 | 0.996 | 1.091 | 1.191 | 2.750 | 0.906 | 1.000 | 1.100 |
| 2.875 | 0.328 | 0.424 | 0.524 | 2.875 | 0.124 | 0.217 | 0.317 |
| 3.000 | -0.248 | -0.152 | -0.052 | 3.000 | -0.609 | -0.517 | -0.417 |
| 3.125 | -0.855 | -0.752 | -0.652 | 3.125 | -1.224 | -1.135 | -1.035 |
| 3.250 | -1.472 | -1.370 | -1.270 | 3.250 | -1.762 | -1.666 | -1.566 |
| 3.375 | -2.054 | -1.952 | -1.852 | 3.375 | -2.436 | -2.341 | -2.241 |
| 3.500 | -2.562 | -2.459 | -2.359 | 3.500 | -2.973 | -2.878 | -2.778 |
| 3.625 | -3.157 | -3.120 | -3.020 | 3.625 | -3.456 | -3.361 | -3.261 |
| 3.750 | -3.719 | -3.683 | -3.583 | 3.750 | -3.608 | -3.553 | -3.453 |
| 3.875 | -4.241 | -4.204 | -4.104 | 3.875 | -4.162 | -4.107 | -4.007 |
| 4.000 | -4.666 | -4.629 | -4.529 | 4.000 | -4.665 | -4.610 | -4.510 |
| 4.125 | -5.002 | -4.965 | -4.865 | | | | |

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 | 2.875 | 2.875 | 2.875 | 4.125 | 4.875 | 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 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.750 | 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 |

| 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 | 1.500 | 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 | 1.000 | 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 | -0.250 |
| 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 | | | | FHA 30 Year FIXED HB | | | |
|------------------------------|--------|--------|--------|----------|--------|--------|--------|----------------------|--------|--------|--------|
| Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day |
| 2.250 | 0.955 | 1.029 | 1.115 | 2.250 | -0.541 | -0.470 | -0.348 | 2.750 | -0.045 | 0.043 | 0.144 |
| 2.375 | 0.705 | 0.779 | 0.865 | 2.375 | -0.641 | -0.570 | -0.448 | 2.875 | -0.295 | -0.207 | -0.106 |
| 2.500 | 0.455 | 0.529 | 0.615 | 2.500 | -0.741 | -0.670 | -0.548 | 3.000 | -0.545 | -0.457 | -0.356 |
| 2.625 | 0.255 | 0.329 | 0.415 | 2.625 | -0.841 | -0.770 | -0.648 | 3.125 | -0.745 | -0.657 | -0.556 |
| 2.750 | -1.295 | -1.207 | -1.106 | 2.750 | -2.194 | -2.170 | -2.130 | 3.250 | -0.480 | -0.446 | -0.407 |
| 2.875 | -1.545 | -1.457 | -1.356 | 2.875 | -2.294 | -2.270 | -2.230 | 3.375 | -0.730 | -0.696 | -0.657 |
| 3.000 | -1.795 | -1.707 | -1.606 | 3.000 | -2.394 | -2.370 | -2.330 | 3.500 | -0.980 | -0.946 | -0.907 |
| 3.125 | -1.995 | -1.907 | -1.806 | 3.125 | -2.494 | -2.470 | -2.430 | 3.625 | -1.180 | -1.146 | -1.107 |
| 3.250 | -2.480 | -2.446 | -2.407 | 3.250 | -3.665 | -3.727 | -3.835 | 3.750 | -2.003 | -1.976 | -1.945 |
| 3.375 | -2.730 | -2.696 | -2.657 | 3.375 | -3.765 | -3.827 | -3.935 | 3.875 | -2.253 | -2.226 | -2.195 |
| 3.500 | -2.980 | -2.946 | -2.907 | 3.500 | -3.865 | -3.927 | -4.035 | 4.000 | -2.503 | -2.476 | -2.445 |
| 3.625 | -3.180 | -3.146 | -3.107 | 3.625 | -3.965 | -4.027 | -4.135 | 4.125 | -2.703 | -2.676 | -2.645 |
| 3.750 | -4.003 | -3.976 | -3.945 | 3.750 | -4.430 | -4.493 | -4.601 | 4.250 | -2.200 | -2.254 | -2.317 |
| 3.875 | -4.253 | -4.226 | -4.195 | 3.875 | -4.530 | -4.593 | -4.701 | 4.375 | -2.450 | -2.504 | -2.567 |

| VA 30YR / 25YR / 20YR FIXED | | | | VA 15YR | | | | VA 30 Year FIXED HB | | | |
|-----------------------------|--------|--------|--------|---------|--------|--------|--------|---------------------|--------|--------|--------|
| Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day | Rate | 30-Day | 45-Day | 60-Day |
| 2.250 | 0.955 | 1.029 | 1.115 | 2.000 | 1.828 | 1.922 | 2.084 | 2.750 | -0.045 | 0.043 | 0.144 |
| 2.375 | 0.705 | 0.779 | 0.865 | 2.125 | 1.728 | 1.822 | 1.984 | 2.875 | -0.295 | -0.207 | -0.106 |
| 2.500 | 0.455 | 0.529 | 0.615 | 2.250 | -0.541 | -0.470 | -0.348 | 3.000 | -0.545 | -0.457 | -0.356 |
| 2.625 | 0.255 | 0.329 | 0.415 | 2.375 | -0.641 | -0.570 | -0.448 | 3.125 | -0.745 | -0.657 | -0.556 |
| 2.750 | -1.295 | -1.207 | -1.106 | 2.500 | -0.741 | -0.670 | -0.548 | 3.250 | -0.480 | -0.446 | -0.407 |
| 2.875 | -1.545 | -1.457 | -1.356 | 2.625 | -0.841 | -0.770 | -0.648 | 3.375 | -0.730 | -0.696 | -0.657 |
| 3.000 | -1.795 | -1.707 | -1.606 | 2.750 | -2.194 | -2.170 | -2.130 | 3.500 | -0.980 | -0.946 | -0.907 |
| 3.125 | -1.995 | -1.907 | -1.806 | 2.875 | -2.294 | -2.270 | -2.230 | 3.625 | -1.180 | -1.146 | -1.107 |
| 3.250 | -2.480 | -2.446 | -2.407 | 3.000 | -2.394 | -2.370 | -2.330 | 3.750 | -2.003 | -1.976 | -1.945 |
| 3.375 | -2.730 | -2.696 | -2.657 | 3.125 | -2.494 | -2.470 | -2.430 | 3.875 | -2.253 | -2.226 | -2.195 |
| 3.500 | -2.980 | -2.946 | -2.907 | 3.250 | -3.665 | -3.727 | -3.835 | 4.000 | -2.503 | -2.476 | -2.445 |
| 3.625 | -3.180 | -3.146 | -3.107 | 3.375 | -3.765 | -3.827 | -3.935 | 4.125 | -2.703 | -2.676 | -2.645 |
| 3.750 | -4.003 | -3.976 | -3.945 | 3.500 | -3.865 | -3.927 | -4.035 | 4.250 | -2.200 | -2.254 | -2.317 |
| 3.875 | -4.253 | -4.226 | -4.195 | 3.625 | -3.965 | -4.027 | -4.135 | | | | |

| Pricing Adjustments (FHA/VA) | |
|------------------------------|------------|
| Credit Score | Adjustment |
| 640-659 | 0.250 |
| 620-639 | 0.625 |
| 600-619 | 1.000 |
| 580-599 | 1.500 |
| 550-579 | 2.000 |
| IRRRL/Streamline No FICO | 0.600 |
| IRRRL LTV/CLTV > 100% | 0.375 |
| VA Cash Out < 90% LTV/CLTV | 0.250 |
| Non-Owner | 0.500 |
| DTI > 50% | 0.250 |
| 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) | |
|----------------------------------|------------|
| Loan Amount | Adjustment |
| < 100,000 | 1.000 |

| Property Location | |
|-------------------|------------|
| County | Adjustment |
| Kern County, CA | -0.250 |

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

| GOVERNMENT PRICING SPECIAL | |
|-----------------------------|--------|
| NON-HIGH BALANCE > 700 FICO | -0.625 |
| ALL GOVT PURCHASES | -0.25 |