

Non-QM Rate Sheet

Borrower Paid Only

Lock Desk Hours

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>
Underwriting Fee	\$995	Greater than \$400,000	cost 15bps
Credit Report	Actual	\$250,001 - 400,000	cost 20bps
Financial Literary Education	\$75 POC	Less than or = \$250,000	cost 30bps
Appraisal Desk Review	\$200		
Tax Service (All Loans):	\$69		*Loan Fee Buyout does not include Tax and Flood Service fees
Flood Check:	\$12		*Loan Fee Buyout does not apply Prime Plus Jumbo

Broker Compensation

All Programs = Borrower Paid Only

Support

tpoconciierge@commercemtg.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



COMMUNITY MORTGAGE PROGRAM

5/6-month SOFR ARM						
FICO	≤ 50%	60%	65%	70%	75%	
740+	4.750	4.875	5.000	5.125	5.250	
720-739	4.875	5.000	5.125	5.250	5.375	
700-719	5.000	5.125	5.250	5.375	5.500	
680-699	5.125	5.250	5.375	5.500	5.625	
660-679	5.250	5.375	5.500	5.625	5.750	
640-659	5.375	5.500	5.625	5.750	5.875	

Note: Max Cash-Out Limited To 70% LTV

Note: Floor = Start Rate

Note Margin: 4.50%

CAPS: 2/2/5

7/6-month SOFR ARM						
FICO	≤ 50%	60%	65%	70%	75%	
740+	4.875	5.000	5.125	5.250	5.375	
720-739	5.000	5.125	5.250	5.375	5.500	
700-719	5.125	5.250	5.375	5.500	5.625	
680-699	5.250	5.375	5.500	5.625	5.750	
660-679	5.375	5.500	5.625	5.750	5.875	
640-659	5.500	5.625	5.750	5.875	6.000	

Note: Max Cash-Out Limited To 70% LTV

Note: Floor = Start Rate

Note Margin: 4.50%

CAPS: 5/2/5

10/6-month SOFR ARM						
FICO	≤ 50%	60%	65%	70%	75%	
740+	5.000	5.125	5.250	5.375	5.500	
720-739	5.125	5.250	5.375	5.500	5.625	
700-719	5.250	5.375	5.500	5.625	5.750	
680-699	5.375	5.500	5.625	5.750	5.875	
660-679	5.500	5.625	5.750	5.875	6.000	
640-659	5.625	5.750	5.875	6.000	6.125	

Note: Max Cash-Out Limited To 70% LTV

Note: Floor = Start Rate

Note Margin: 4.50%

CAPS: 5/2/5

30 YEAR FIXED						
FICO	≤ 50%	60%	65%	70%	75%	
740+	5.125	5.250	5.375	5.500	5.625	
720-739	5.250	5.375	5.500	5.625	5.750	
700-719	5.375	5.500	5.625	5.750	5.875	
680-699	5.500	5.625	5.750	5.875	6.000	
660-679	5.625	5.750	5.875	6.000	6.125	
640-659	5.750	5.875	6.000	6.125	6.250	

Note: Max Cash-Out Limited To 70% LTV

ADJUSTMENTS TO RATE

	≤ 50%	60%	65%	70%	75%	
Loan Balance						
\$1,000,001 - \$2,000,000	0.125	0.250	0.375	0.375	0.375	
\$2,000,001 - \$3,000,000	0.250	0.375	0.500	0.500	0.500	
Purpose						
Cash Out	0.000	0.125	0.250	0.250		
Reserves	≤ 50%	60%	65%	70%	75%	
If reserves > than guide by 60 mos	-0.25	-0.25	-0.25	-0.25	-0.25	
Property Type						
Condo (Warrantable)/Attached PUD	0.25	0.25	0.25	0.25	0.25	
Amortization	≤ 50%	60%	65%	70%	75%	
Interest Only (Not available in TX)	0.00	0.00	0.15	0.25	0.25	
Other	≤ 50%	60%	65%	70%	75%	
Elite Pricing Tier	-0.25	-0.25	-0.25	-0.25	-0.25	

COMMUNITY MORTGAGE RATE REDUCTION

Eligibility	≤ 50%	60%	65%	70%	75%	
CDFI Eligible	-0.50	-0.50	-0.50	-0.50	-0.50	

PROGRAM GUIDELINES	FEE INFORMATION	OTHER
1st Deed Of Trust Liens Only	Broker Compensation	Initial Lock Period is 60 Days
Impound Account Required	Underwriting Fee	Lock Extension Fee: 1 bp per request + 1 bp per day
No Pre-Pay Penalty	Credit Report (Per Borrower)	
	Financial Literacy Education	Buy-up/Buy-down ratio is 2:1
	Flood Check	Max Buy-up/Buy-down is 0.50% in RATE.
Final Rate cannot be below 4.00%	Tax Service	Example: Buy-down of 0.125% in rate costs 0.25% in price.
	Appraisal Desk Review	After initial lock, please submit BU or BD request to Lock Central.

Note: Rates & pricing subject to change without prior notification

Rate Sheet ID:

Date: 3/16/2021



PRIME PLUS

30 Year Fixed Rate				
Note Rate	30 Day	45 Day	60 Day	
3.875	100.875	100.725	100.575	
3.750	100.625	100.475	100.325	
3.625	100.375	100.225	100.075	
3.500	100.125	99.975	99.825	
3.375	99.875	99.725	99.575	
3.250	99.625	99.475	99.325	
3.125	99.250	99.100	98.950	
3.000	98.875	98.725	98.575	
2.875	98.375	98.225	98.075	
2.750	97.875	97.725	97.575	

5/6-month SOFR ARM				
Note Rate	30 Day	45 Day	60 Day	
3.750	100.625	100.475	100.325	
3.625	100.375	100.225	100.075	
3.500	100.125	99.975	99.825	
3.375	99.875	99.725	99.575	
3.250	99.625	99.475	99.325	
3.125	99.375	99.225	99.075	
3.000	99.000	98.850	98.700	
2.875	98.625	98.475	98.325	
2.750	98.125	97.975	97.825	
2.625	97.625	97.475	97.325	

10/6-month SOFR ARM				
Note Rate	30 Day	45 Day	60 Day	
3.750	100.375	100.225	100.075	
3.625	100.125	99.975	99.825	
3.500	99.875	99.725	99.575	
3.375	99.625	99.475	99.325	
3.250	99.375	99.225	99.075	
3.125	99.125	98.975	98.825	
3.000	98.750	98.600	98.450	
2.875	98.375	98.225	98.075	
2.750	97.875	97.725	97.575	
2.625	97.375	97.225	97.075	

7/6-month SOFR ARM				
Note Rate	30 Day	45 Day	60 Day	
3.750	100.500	100.350	100.200	
3.625	100.250	100.100	99.950	
3.500	100.000	99.850	99.700	
3.375	99.750	99.600	99.450	
3.250	99.500	99.350	99.200	
3.125	99.250	99.100	98.950	
3.000	98.875	98.725	98.575	
2.875	98.500	98.350	98.200	
2.750	98.000	97.850	97.700	
2.625	97.500	97.350	97.200	

Loan			Price Caps	
Type	Caps	Margin	Type	
5/6m ARM	2/2/5	2.75%	Fixed	100.000
7/6m ARM	5/2/5	2.75%	ARMs	100.000
10/6m ARM	5/2/5	2.75%		
Lock Extensions				
Extension Fee:				
1 bp per request + 1 bp per day				
Broker Compensation / Rebate Pricing				
Borrower Paid Comp Only				
Rebate pricing for LLPAs only. Lender Credit not available				
Prices subject to change without prior notification.				



Alt-Doc Program

5/6-month SOFR ARM - 100.0 RATES						
FICO	≤ 60%	65%	70%	75%	80%	
740+	4.250	4.375	4.500	4.625	4.750	
720-739	4.375	4.500	4.625	4.750	4.875	
700-719	4.500	4.625	4.750	4.875	5.000	
680-699	4.625	4.750	4.875			
660-679	4.750	4.875	5.000			

ADJUSTMENTS TO RATE						
DOC TYPE		≤ 60%	65%	70%	75%	80%
1099 only or	FICO ≥ 700	0.00	0.00	0.00	0.00	0.00
12 Mos Bank Statements	FICO 660-699	0.00	0.25	0.25		
Asset Qualifier		0.25	0.25	0.25	0.25	
LOAN BALANCE		≤ 60%	65%	70%	75%	80%
\$100,000 - \$1,500,000		0.00	0.00	0.00	0.00	0.00
\$1,500,001 - \$2,000,000		0.25	0.25	0.25	0.25	0.25
\$2,000,001 - \$2,500,000		0.375	0.375	0.375	0.375	
\$2,500,001 - \$3,500,000		0.375	0.375	0.375		
PURPOSE		≤ 60%	65%	70%	75%	80%
Cash-Out		0.25	0.25	0.25		
PROPERTY TYPE		≤ 60%	65%	70%	75%	80%
2 Unit		0.25	0.25	0.25	0.25	
3-4 Unit		0.25	0.25	0.25		
Condo		0.00	0.00	0.00	0.00	0.00
AMORTIZATION		≤ 60%	65%	70%	75%	80%
Interest-Only		0.00	0.15	0.15	0.15	0.25
ENHANCEMENTS		≤ 60%	65%	70%	75%	80%
Elite Pricing Tier		-0.25	-0.25	-0.25	-0.25	-0.25
CDFI Eligible		-0.50	-0.50	-0.50	-0.50	-0.50
LTV < 60%		-0.50				

LOAN TERM	RATE ADJUSTMENTS	MAX PRICES AND PRICE ADJUSTMENTS	
7/6-month SOFR ARM	0.125	Loan Amount:	≤ \$3,500,000
10/6-month SOFR ARM	0.125	Max Price:	101.0%
30 YEAR FIXED	0.250	Buyup/Buydown:	2:1

ARM LOAN NOTES	TYPE	CAPS
SOFR Used	30-day Average SOFR	5/6m
Margin	4.50%	7/6m & 10/6m
		2/2/5
		5/2/5

BUY-UP/BUY-DOWN is 2:1	OTHER	PRICE ADJUSTMENTS
Max Buy-up/Buy-down is 0.50% in RATE. For example, buy-down of 0.125% in rate costs 0.25% in price. Prices are subject to change without prior notification.	Final Rate cannot be below 4.0%	Impound Waiver 0.15 (Non HPML Only)

GRADE DETERMINATIONS	LOCK PERIOD	LOCK EXTENSIONS	FEEs
Housing	1x30x12	30 Days	0.00
BK (CH. 13 Discharge)	48 Mos	45 Days	(0.15)
BK (Other)	48 Mos	60 Days	(0.30)
Foreclosure	48 Mos		
Short Sales/DIL	48 Mos		
Minimum FICO	660		

NOTE: Prices are subject to change without prior notification.

Date: 3/17/2021



Investor

5/6-month SOFR ARM - 100.0 RATES

FICO	≤ 55%	60%	65%	70%	75%	80%
740+	4.500	4.625	4.750	4.875	5.000	5.125
720-739	4.625	4.750	4.875	5.000	5.125	5.250
700-719	4.750	4.875	5.000	5.125	5.250	
680-699	4.875	5.000	5.125	5.250		
660-679	5.000	5.125	5.250	5.375		

ADJUSTMENTS TO RATE

BORROWER QUALIFICATION	≤ 55%	60%	65%	70%	75%	80%
DSCR 1.0% or greater	0.00	0.00	0.00	0.00	0.00	0.00
No Ratio (DSCR < 1.0%)	0.30	0.30	0.30	0.30	0.40	0.50
LOAN BALANCE	≤ 55%	60%	65%	70%	75%	80%
\$100,000 - \$1,000,000	0.00	0.00	0.00	0.00	0.00	0.00
\$1,000,001 - \$1,500,000	0.00	0.00	0.00	0.00	0.00	
\$1,500,001 - \$2,000,000	0.15	0.15	0.15	0.15		
PURPOSE	≤ 55%	60%	65%	70%	75%	80%
Cash-Out	0.25	0.25	0.25	0.25		
PROPERTY TYPE	≤ 55%	60%	65%	70%	75%	80%
2-4 Unit	0.25	0.25	0.25	0.25	0.25	0.25
Condo	0.15	0.15	0.15	0.15	0.15	0.15
AMORTIZATION	≤ 55%	60%	65%	70%	75%	80%
Interest-Only	0.00	0.00	0.15	0.25	0.25	0.25
ENHANCEMENTS	≤ 55%	60%	65%	70%	75%	80%
Elite Pricing Tier	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25
CDFI Eligible	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
LTV < 60%	-0.50	-0.50				
PREPAYMENT PENALTY TERM	≤ 55%	60%	65%	70%	75%	0%
36 Months	0.00	0.00	0.00	0.00	0.00	0.00
24 Months	0.35	0.35	0.35	0.35	0.35	0.35
12 Months	0.60	0.60	0.60	0.60	0.60	0.60
No Penalty	1.00	1.00	1.00	1.00	1.00	1.00
LOAN TERM	RATE ADJ.	MAX PRICES AND PRICE ADJUSTMENTS		LOCK PERIOD		
7/6-month SOFR ARM	0.125	36 Mos Penalty	102.00%	30 Days	0.00	
10/6-month SOFR ARM	0.125	24 Mos Penalty	101.50%	45 Days	(0.15)	
30 YEAR FIXED	0.250	12 Mos Penalty	100.00%	60 Days	(0.30)	
		No Penalty	99.50%			

ARM LOAN NOTES	TYPE	CAPS	LOCK EXTENSIONS
SOFR Used Margin	30-day Average SOFR 6.00%	5/6m 7/6m 10/6m	2/2/5 5/2/5 5/2/5
			Extension Fee = 1 bp per request + 1 bp per day

BUY-UP/BUY-DOWN is 2:1	PRICE ADJUSTMENTS
Max Buy-up/Buy-down is 0.50% in RATE. For example, buy-down of 0.125% in rate costs 0.25% in price.	Impound Waiver (Non HPML Only) 0.15

CREDIT SEASONING	FEES	OTHER
Housing	UW Fee	Final Rate cannot be below 4.0%
Bankruptcy 13	Tax Service	
Bankruptcy Other	Flood Cert	
Foreclosure		
Short Sale/DIL		

NOTE: Prices are subject to change without prior notification.

Date: 3/25/2021



Foreign National

5/6-month SOFR ARM - 100.0 RATES

LTV	≤ 55%	60%	65%	70%
Foreign National	5.50	5.75	6.00	6.25

ADJUSTMENTS TO RATE

BORROWER QUALIFICATION	≤ 55%	60%	65%	70%
DSCR 1.0% or greater	0.00	0.00	0.00	0.00
No Ratio (DSCR < 1.0%)	0.30	0.30	0.30	0.30
LOAN BALANCE	≤ 55%	60%	65%	70%
\$150,000 - \$1,000,000	0.00	0.00	0.00	0.00
\$1,000,001 - \$1,500,000	0.00	0.00	0.00	0.25
\$1,500,001 - \$2,000,000	0.25	0.25	0.25	
PROPERTY TYPE	≤ 55%	60%	65%	70%
2-4 Unit	0.25	0.25	0.25	0.50
Condo	0.15	0.15	0.15	0.25
AMORTIZATION	≤ 55%	60%	65%	70%
Interest-Only	0.25	0.25	0.25	0.25
PRE-PAYMENT PENALTY TERM	≤ 55%	60%	65%	70%
36 Months	0.00	0.00	0.00	0.00
24 Months	0.35	0.35	0.35	0.35
12 Months	0.60	0.60	0.60	0.60
No Penalty	1.00	1.00	1.00	1.00
ENHANCEMENTS	≤ 55%	60%	65%	70%
Elite Pricing Tier	-0.25	-0.25	-0.25	-0.25
LOAN TERM	RATE ADJ.	MAX PRICE AND PRICE ADJUSTMENTS		
7/6-month SOFR ARM	0.125	36 Mos Penalty	102.00%	
10/6-month SOFR ARM	0.125	24 Mos Penalty	101.50%	
30 YEAR FIXED	0.250	12 Mos Penalty	100.00%	
		No Penalty	99.50%	
ARM LOAN NOTES		TYPE	CAPS	
SOFR Used	30-day Average SOFR 6.00%	5/6m	2/2/5	
Margin		7/6m	5/2/5	
		10/6m	5/2/5	
PRICE ADJUSTMENTS		LOCK PERIOD		FEES
Impound Waiver	0.15	30 Days	0.00	<u>UW Fee</u>
	(Non HPML Only)	45 Days	(0.15)	\$995
		60 Days	(0.30)	<u>Tax Service</u>
BUY-UP/BUY-DOWN is 2:1				\$69
Max Buy-up/Buy-down is 0.50% in RATE. For example, buy-down of 0.125% in rate costs 0.25% in price.				<u>Flood Cert</u>
				\$12
CREDIT		LOCK EXTENSIONS		
One (1) traditional or non-traditional credit line or reference required (i.e. bank reference, attorney reference, housing reference, etc.). Reference must be converted to English.		Extension Fee = 1 bp per request + 1 bp per day		

NOTE: Prices are subject to change without prior notification.