

0.375

PRICING

REDUCTION
 Second Mortgage
 Full Doc & Bank
 Statement 24M
 Until May 31

[Submit a Scenario](#)

NMLS# 958660 

Wholesale Rate Sheet

Effective Date and Time: 5/16/25 2:48 PM EST

Please Note: Rate Sheets are provided for pricing purposes only and do not necessarily reflect product eligibility or availability. Please refer to the Product Guidelines located in the ADM Library in order to determine product eligibility and/or availability for a given loan scenario.

Lock Desk Contact Information

Phone: 305-824-2421	Lock Hours:	
Email: lock@admortgage.com	10 am - 5 pm EST	Jumbo
Lock Desk Support:	10 am - 8 pm EST	Agency & Govt
9:00 am - 5:00 pm EST	24 hours	NonQM



Advantage Loyalty Program
 Get valuable benefits for each loan you close
[Start earning](#)

Lock Terms

PRICING ADJUSTMENTS

Lock Extensions	Cost Per Day
1st Extension	-0.025
2nd Extension	-0.050
3rd Extension	-0.075

RELOCK OPTIONS

Term	Total Cost
15 Days	-0.250 + Worst
30 Days	-0.375 + Pricing

LOCK EXPIRATIONS

Term	Date
15 days	5/31/2025
30 days	6/15/2025
45 days	6/30/2025
60 days	7/15/2025

General Information

MAILING ADDRESSES

Mortgage Loss Payee Clause:

A&D Mortgage, LLC
 ISAOA/ATIMA
 899 W Cypress Creek Rd, Fort Lauderdale
 FL 33309

ELIGIBLE STATES

AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, VA, VT, TN, TX, UT, WA, WI, WV, WY

FEES

Admin Fee: Conventional, FHA	\$1,195
Admin Fee: Non-QM & Prime Jumbo	\$1,595
Admin Fee: Non-QM Second Lien	\$1,195
Tax Service Fee	\$80
Flood Certification Fee	\$6.95
MERS fee	\$24.95
Electronic Delivery Fee	\$29

LENDER/SPONSOR ID

FHA 0033000004

PARTNER SUPPORT

partnersupport@admortgage.com

SCENARIO REQUEST FORM

admortgage.com/scenario-request-form

OUR TECHNOLOGY

A&D Mortgage's proprietary Non-QM programs, fast turn times, and internal underwriting empower your business to guide borrowers toward their ultimate homeownership goals. Technology plays a pivotal role in supporting our Partners. Our cutting-edge platforms — AIM, our AI-powered Broker Portal; Quick Pricer; AD Studio; Concierge Service, and the upcoming LEADer Broker CRM — are specifically designed to help brokers take their business to the next level.

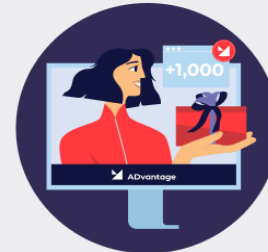
These tools streamline loan submissions, offer seamless access to real-time pricing and status updates, provide professional marketing support, and keep brokers effortlessly connected, helping you close deals faster and more efficiently.

AIM Partner Portal with AI



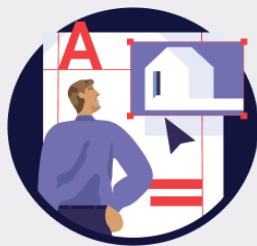
admortgage.com/aim

ADvantage Partner Loyalty Program



admortgage.com/loyalty-program

AD Studio We will help you customize flyers



admortgage.com/ad-studio

Concierge Service Qualifying Income Calculation



admortgage.com/concierge-services

Quick Pricer Smart & Quick Loan Calculator



pricer.admortgage.com

THE POWER OF YES

855-710-7100 | sales@admortgage.com | admortgage.com

A&D Mortgage LLC is an Equal Housing Lender. NMLS ID #958660. 1040 South Federal Highway, Hollywood, FL 33020 1-855-ADLOANS (1-855-235-6267). A&D Mortgage LLC is licensed by AL # 23203 "Alabama Consumer Credit License", AZ #1006747 "Arizona Mortgage Banker License", AR #958660 "Arkansas Combination Mortgage Banker-Broker-Service License", CA# 60D8053270 "Loans made or arranged pursuant to a California Financing Law license", CA #4IDBO-58930 "Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act", CO "Mortgage Company Registration", CT #ML-958660 Mortgage Lender License, DC #MLB958660 "Mortgage Lender License", DE # 037443 "Lender License", FL# MLD858 "Mortgage Lender Servicer License", GA Mortgage Lender License/Registration #58815, IA #2023-0206 "Iowa Mortgage Banker License", ID # MBL-2080958660 "Mortgage Broker/Lender License", IL #MB. 6761475 "Residential Mortgage License", IN # 65611, "Mortgage Lending License", KS #MC.0026705 "Mortgage Company License", KY # MC794178 "Mortgage Company License", MD "Mortgage Lender License", ME "Supervised Lender License", MI # FRO023142 "1st Mortgage Broker/Lender/Servicer Registrant", MS #31342 "Mississippi Mortgage Lender License", MT "Mortgage Lender License", NE Mortgage Banker License, NH# 23561-MB "Mortgage Banker License", NY# LMB109468 "Mortgage Banker License", NJ Licensed by the NJ Department of Banking and Insurance: Residential Mortgage Lender License, NC #L-186481 "Mortgage Lender License", NV #5486 "Mortgage Company License", OH #RM.804825.000 "Residential Mortgage Lending Act Certificate of Registration", OK #ML016294 "Mortgage Lender License", OR "Mortgage Lending License", PA# 54518 "Mortgage Lender License", PR #IH-260 "Mortgage Lender/Servicer (Concesionarios / Administradores de Pretamos Hipotecarios)", RI #20224409LL "Lender License", SC-BFI #MLS-958660 "Mortgage Lender/Servicer License", SD #958660.ML "Mortgage Lender License", TN #215750 "Mortgage License", TX SML "Mortgage Banker Registration", UT-DFI Residential First Mortgage Notification, VA# MC 6653 "Broker License" and "Lender License", VT #LL-958660 "Vermont Lender License", WA #CL-958660 "Washington Consumer Loan Company License", WI # 958660BA "Mortgage Banker License", WV # LO-958660 - West Virginia Mortgage Lender License, WY #4690 "Mortgage Lender/Broker License", (www.nmlsconsumeraccess.org). Loan approval and rates are dependent upon applicant's credit, collateral, financial history and program availability at time of origination. Programs and rates are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Copyright©2024. All Rights Reserved.

Information accurate as of 04.25.2024. Programs are subject to change without notice. For current and detailed information, refer to our rate sheets and matrices.** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Programs



PRIME JUMBO

Min. FICO 720 • Up to 80% HCLTV

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 75% HCLTV
- No Mortgage Insurance required
- Primary, Second Home properties are allowed
- Purchase, Refinance and Cash-Out
- Delayed Financing is available up to 180 days
- No Overlays on Credit & Tradelines refer to AUS / Fannie Mae Guidelines
- Refer to AUS / Fannie Mae Seller Guide

SUPER PRIME

Min FICO 620 • Up to 90% HCLTV

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- DTI up to 55%
- 1Y & 2Y Full Doc, 12 & 24 Bank Statement
- 1Y & 2Y P&L, Asset Utilization, WVOE, 1099
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 20% for NOO
- 24 Months out of Credit Event
- Condos / NY up to 90% CLTV
- Condotels allowed

PRIME

No Score or FICO 620 • Up to 80% CLTV

- Loan Amount up to \$1.5 Million
- 30 & 40 Year Fixed, 5/6 and 7/6 ARMs
- Primary, Second Home and Investment properties are allowed
- Purchase, Refinance and Cash-Out
- 12 Months out of Credit Event
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 20% for NOO
- Limited tradelines OK
- Non-Permanent Residents allowed
- Temporary rate buydowns available

DSCR

Min. FICO 620 • Up to 80% CLTV

- Loan Amount up to \$3.5 Million
- Max cash-on-hand \$1 Million, no limit for CLTV <55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Non-Perm Residents, ITIN & Foreign Nationals allowed
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

FOREIGN NATIONAL

No Score or Min. FICO 660

- **Up to 75% CLTV**
- Loan Amount up to \$2 Million
- Cash-Out allowed
- DSCR as low as 0 (min. FICO 680)
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 20%

SECOND MORTGAGES

No Score or FICO 680 • Up to 90% CLTV

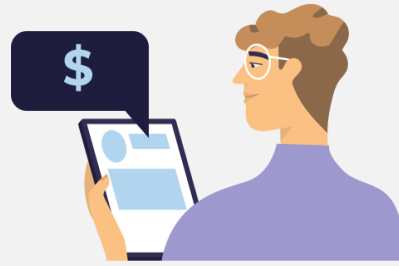
- Owner-occupied, second home or investment
- Minimum Loan Amount of \$50,000
- Maximum Loan Amount of \$500,000
- Maximum 50% DTI
- 20 & 30-year fixed terms available

ITIN

Min. FICO 660 • Up to 70% CLTV

- Min. FICO 660 and up to 70% CLTV for Super Prime
- Min. FICO 700 and up to 70% CLTV for DSCR
- Loan Amounts up to \$1.5 Million
- Must have valid ITIN card or IRS ITIN Letter and a valid Government-issued ID

Income Types



FULL DOC PRIME JUMBO

Min. FICO 680
• **Up to 80% HCLTV**

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 75% HCLTV
- No Mortgage Insurance required
- Primary, Second Home
- Purchase, Refinance and Cash-Out
- Delayed Financing is available up to 180 days
- No Overlays on Credit & Tradelines refer to AUS / Fannie Mae Guidelines
- Refer to AUS / Fannie Mae Seller Guide

FULL DOC NON-QM

No Score or FICO 620
• **Up to 90% CLTV**

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- DTI up to 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- Traditional Income
- 12 Months out of Credit Event
- Super Prime & Prime Programs
- Condos / NY up to 90% CLTV
- Condotels up to 75% CLTV

12/24 MONTH BANK STATEMENTS

No Score or FICO 620
• **Up to 90% CLTV**

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Super Prime & Prime Programs
- 12 Months out of Credit Event
- Condos / NY up to 90% CLTV
- Condotels up to 75% CLTV

1Y & 2Y P&L

No score or Min. FICO 660
• **Up to 80% CLTV**

- Max DTI 55%
- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- P&L by Licensed CPA, Enrolled Tax Agent, or Licensed Tax Preparer
- 2 months of bank statements required for CLTV > 65%
- Super Prime & Prime Programs

ASSET UTILIZATION

Min. FICO 620 • Up to 80% HCLTV

- Cash-Out up to 80% CLTV
- Savings and Checking at 100%
- Securities at 100%
- Retirement at 70%
- Income Calculation — All Eligible Assets Divided by 60
- Super Prime & Prime Programs

WVOE / 1099

No Score or FICO 620 •
WVOE up to 80% CLTV,

- 1099 up to 85% CLTV**
- Loan Amount up to \$4 Million
 - Max DTI 55%
 - Cash-Out up to 80% CLTV
 - Completed FNMA Form 1005 for 1-Year History with Same Employer
 - Super Prime & Prime Programs

DSCR

Min. FICO 620 • Up to 80% CLTV

- Loan Amount up to \$3.5 Million
- Max cash-on-hand \$1 Million, no limit for CLTV < 55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Non-Perm Residents, ITIN & Foreign Nationals allowed
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

FULL DOC FOREIGN NATIONAL

No score or Min. FICO 660
• **Up to 75% CLTV**

- Loan Amount up to \$2 Million
- Cash-Out up to 65% CLTV
- DSCR available under FN DSCR Program
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 20%

THE POWER OF YES

855-710-7100 | sales@admortgage.com | admortgage.com

A&D Mortgage LLC is an Equal Housing Lender. NMLS ID #958660. 1040 South Federal Highway, Hollywood, FL 33020 1-855-ADLOANS (1-855-235-6267). A&D Mortgage LLC is licensed by AL # 23203 "Alabama Consumer Credit License", AZ #1006747 "Arizona Mortgage Banker License", AR #958660 "Arkansas Combination Mortgage Banker-Broker-Service License", CA# 60DB053270 "Loans made or arranged pursuant to a California Financing Law license", CA #4IDB0-58930 "Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act", CO "Mortgage Company Registration", CT #ML-958660 Mortgage Lender License, DC #MLB958660 "Mortgage Lender License", DE # 037443 "Lender License", FL# MLD858 "Mortgage Lender Servicer License", GA Mortgage Lender License/Registration #58815, IA #2023-0206 "Iowa Mortgage Banker License", ID # MBL-2080958660 "Mortgage Broker/Lender License", IL #MB. 6761475 "Residential Mortgage License", IN # 65611, "Mortgage Lending License", KS #MC.0026705 "Mortgage Company License", KY # MC794178 "Mortgage Company License", MD "Mortgage Lender License", ME "Supervised Lender License", MI # FRO023142 "1st Mortgage Broker/Lender/Service Registrant", MS #31342 "Mississippi Mortgage Lender License", MT "Mortgage Lender License", NE Mortgage Banker License, NH# 23561-MB "Mortgage Banker License", NY# LMB109468 "Mortgage Banker License", NJ Licensed by the NJ Department of Banking and Insurance: Residential Mortgage Lender License, NC #L-186481 "Mortgage Lender License", NV #5486 "Mortgage Company License", OH #RM.804825.000 "Residential Mortgage Lending Act Certificate of Registration", OK #ML016294 "Mortgage Lender License", OR "Mortgage Lending License", PA# 54518 "Mortgage Lender License", PR #IH-260 "Mortgage Lender/Service (Concesionarios / Administradores de Pretamos Hipotecarios)", RI #20224409LL "Lender License", SC-BFI #MLS-958660 "Mortgage Lender/Service License", SD #958660.ML "Mortgage Lender License", TN #215750 "Mortgage License", TX SML "Mortgage Banker Registration", UT-DFI Residential First Mortgage Notification, VA# MC 6653 "Broker License" and "Lender License", VT #LL-958660 "Vermont Lender License", WA #CL-958660 "Washington Consumer Loan Company License", WI # 958660BA "Mortgage Banker License", WY # LO-958660 - West Virginia Mortgage Lender License, WY #4690 "Mortgage Lender/Broker License". (www.nmlsconsumeraccess.org). Loan approval and rates are dependent upon applicant's credit, collateral, financial history and program availability at time of origination. Programs and rates are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Copyright©2024. All Rights Reserved.

Information accurate as of 04.25.2024. Programs are subject to change without notice. For current and detailed information, refer to our rate sheets and matrices.** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Conventional Pricing

Conventional 30/25 Yr Fixed					Conventional 20 Yr Fixed					Conventional 15 Yr Fixed				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.750	104.605	104.546	104.487	104.417	7.375	103.732	103.678	103.623	103.552	6.625	103.192	103.162	103.129	103.074
7.625	104.473	104.421	104.365	104.285	7.250	103.380	103.321	103.261	103.183	6.500	102.893	102.863	102.830	102.775
7.500	104.190	104.143	104.060	103.982	7.125	103.441	103.354	103.266	103.180	6.375	102.506	102.490	102.456	102.432
7.375	103.887	103.828	103.768	103.690	7.000	103.079	102.991	102.904	102.818	6.250	102.204	102.189	102.155	102.132
7.250	103.553	103.495	103.435	103.357	6.875	102.671	102.583	102.496	102.410	6.125	101.846	101.834	101.802	101.778
7.125	103.215	103.156	103.097	103.054	6.750	102.225	102.137	102.049	101.963	6.000	101.483	101.471	101.456	101.438
7.000	102.817	102.758	102.699	102.629	6.625	102.664	102.591	102.517	102.431	5.875	101.197	101.163	101.150	101.132
6.875	102.371	102.323	102.290	102.253	6.500	102.229	102.156	102.081	101.995	5.750	100.870	100.854	100.843	100.825
6.750	101.908	101.849	101.790	101.720	6.375	101.766	101.693	101.619	101.533	5.625	100.554	100.518	100.493	100.474
6.625	101.536	101.492	101.448	101.404	6.250	101.265	101.192	101.118	101.032	5.500	100.238	100.202	100.161	100.114
6.500	101.073	101.062	101.012	100.975	6.125	101.452	101.386	101.319	101.241	5.375	99.875	99.838	99.798	99.761
6.375	100.587	100.567	100.518	100.481	6.000	100.947	100.881	100.814	100.736	5.250	99.522	99.486	99.446	99.435
6.250	100.042	99.998	99.953	99.898	5.875	100.394	100.328	100.261	100.183	5.125	99.120	99.092	99.059	99.011
6.125	99.717	99.680	99.643	99.596	5.750	99.823	99.757	99.691	99.612	5.000	98.757	98.729	98.696	98.654
6.000	99.170	99.133	99.096	99.049	5.625	99.240	99.174	99.107	99.029	4.875	98.395	98.366	98.334	98.285
5.875	98.552	98.515	98.478	98.431	5.500	98.641	98.575	98.508	98.430	4.750	97.994	97.965	97.933	97.884
5.750	97.931	97.895	97.857	97.810	5.375	98.021	97.961	97.899	97.815	4.625	97.586	97.576	97.559	97.513
5.625	97.455	97.426	97.396	97.357	5.250	97.415	97.357	97.296	97.210	4.500	97.462	97.455	97.443	97.435

Conventional 5/6 ARM					Conventional 7/6 ARM					Conventional 10/6 ARM				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
6.875	101.267	101.204	101.144	101.083	7.250	101.293	101.215	101.140	101.064	7.375	99.758	99.673	99.589	99.506
6.750	101.258	101.199	101.144	101.089	7.125	101.284	101.211	101.141	101.071	7.250	99.743	99.662	99.584	99.506
6.625	101.195	101.141	101.091	101.041	7.000	101.227	101.158	101.093	101.028	7.125	99.737	99.661	99.588	99.514
6.500	101.068	101.019	100.973	100.928	6.875	101.168	101.104	101.044	100.983	7.000	99.757	99.686	99.618	99.549
6.375	100.941	100.896	100.855	100.815	6.750	101.109	101.050	100.995	100.939	6.875	99.777	99.711	99.648	99.585
6.250	100.808	100.768	100.732	100.696	6.625	101.049	100.995	100.944	100.894	6.750	99.796	99.735	99.677	99.619
6.125	100.612	100.576	100.545	100.514	6.500	100.988	100.938	100.893	100.847	6.625	99.773	99.716	99.663	99.610
6.000	100.329	100.298	100.271	100.244	6.375	100.925	100.880	100.840	100.799	6.500	99.697	99.645	99.597	99.549
5.875	100.046	100.019	99.997	99.975	6.250	100.860	100.820	100.785	100.749	6.375	99.620	99.572	99.529	99.486
5.750	99.760	99.738	99.720	99.702	6.125	100.636	100.601	100.569	100.538	6.250	99.542	99.500	99.462	99.423
5.625	99.467	99.449	99.436	99.423	6.000	100.216	100.184	100.158	100.131	6.125	99.379	99.341	99.307	99.273
5.500	99.163	99.150	99.141	99.132	5.875	99.796	99.768	99.746	99.723	6.000	99.104	99.070	99.041	99.012
5.375	98.859	98.850	98.846	98.841	5.750	99.374	99.351	99.333	99.314	5.875	98.831	98.802	98.777	98.753
5.250	98.553	98.548	98.549	98.549	5.625	98.971	98.952	98.938	98.924	5.750	98.557	98.532	98.512	98.492
5.125	98.221	98.220	98.224	98.229	5.500	98.597	98.582	98.572	98.562	5.625	98.242	98.222	98.206	98.190
5.000	97.851	97.854	97.863	97.872	5.375	98.223	98.212	98.207	98.201	5.500	97.870	97.854	97.843	97.831
4.875	97.482	97.489	97.503	97.516	5.250	97.849	97.843	97.842	97.841	5.375	97.500	97.488	97.481	97.474
4.750	97.110	97.122	97.140	97.157	5.125	97.438	97.435	97.438	97.442	5.250	97.131	97.124	97.121	97.118

HomeReady/HomePossible 30YF					HomeReady/HomePossible 15YF									
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day					
7.750	105.094	105.028	104.962	104.891	6.625	103.161	103.131	103.098	103.043					
7.625	105.252	105.179	105.106	105.028	6.500	102.860	102.830	102.797	102.742					
7.500	104.889	104.816	104.742	104.664	6.375	102.471	102.455	102.421	102.397					
7.375	104.510	104.437	104.363	104.285	6.250	102.169	102.154	102.120	102.097					
7.250	104.076	104.003	103.929	103.851	6.125	101.810	101.798	101.766	101.742					
7.125	103.774	103.701	103.628	103.557	6.000	101.446	101.434	101.419	101.401					
7.000	103.334	103.260	103.187	103.117	5.875	101.160	101.125	101.112	101.094					
6.875	102.832	102.759	102.685	102.615	5.750	100.832	100.815	100.804	100.786					
6.750	102.332	102.259	102.186	102.116	5.625	100.515	100.479	100.454	100.435					
6.625	101.953	101.909	101.864	101.809	5.500	100.199	100.162	100.122	100.074					
6.500	101.437	101.393	101.348	101.293	5.375	99.834	99.798	99.758	99.721					
6.375	100.898	100.854	100.809	100.755	5.250	99.482	99.445	99.405	99.394					
6.250	100.323	100.279	100.234	100.180	5.125	99.079	99.051	99.018	98.970					
6.125	99.831	99.795	99.758	99.711	5.000	98.716	98.687	98.655	98.613					
6.000	99.259	99.222	99.185	99.138	4.875	98.353	98.324	98.292	98.243					
5.875	98.640	98.603	98.566	98.519	4.750	97.952	97.923	97.891	97.842					
5.750	98.006	97.969	97.932	97.885	4.625	97.543	97.533	97.517	97.470					
5.625	97.376	97.347	97.317	97.278	4.500	97.419	97.412	97.400	97.392					

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



Conventional Pricing

Conventional HB 30 Yr Fixed					Conventional HB 15 Yr Fixed									
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day					
7.875	102.825	102.716	102.604	102.471	7.000	102.904	102.872	102.841	102.799					
7.750	102.815	102.760	102.743	102.648	6.875	102.431	102.398	102.368	102.326					
7.625	103.606	103.558	103.424	103.337	6.750	102.151	102.114	102.088	102.051					
7.500	103.317	103.269	103.135	103.047	6.625	102.096	102.079	102.046	102.020					
7.375	102.979	102.891	102.800	102.659	6.500	101.650	101.634	101.602	101.577					
7.250	102.739	102.651	102.560	102.419	6.375	101.521	101.505	101.473	101.448					
7.125	102.553	102.465	102.374	102.310	6.250	101.216	101.201	101.170	101.145					
7.000	102.177	102.089	101.998	101.867	6.125	101.003	100.992	100.977	100.958					
6.875	101.822	101.734	101.643	101.554	6.000	100.483	100.472	100.458	100.439					
6.750	101.451	101.363	101.272	101.139	5.875	100.168	100.157	100.145	100.126					
6.625	101.082	101.009	100.933	100.884	5.750	99.827	99.819	99.818	99.798					
6.500	100.706	100.633	100.557	100.440	5.625	99.749	99.742	99.723	99.714					
6.375	100.293	100.220	100.144	100.027	5.500	99.105	99.097	99.080	99.071					
6.250	99.827	99.754	99.677	99.560	5.375	98.740	98.733	98.717	98.707					
6.125	99.308	99.235	99.159	99.041	5.250	98.398	98.390	98.383	98.371					
6.000	98.739	98.666	98.590	98.472	5.125	98.154	98.148	98.122	98.110					
5.875	98.149	98.075	97.999	97.882	5.000	97.562	97.555	97.531	97.518					
5.750	97.534	97.461	97.385	97.267	4.875	97.152	97.145	97.122	97.108					

Conventional HB 5/6 ARM					Conventional HB 7/6 ARM					Conventional HB 10/6 ARM				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.000	101.052	100.984	100.919	100.853	7.250	101.066	100.988	100.913	100.837	7.500	99.567	99.477	99.389	99.301
6.875	101.042	100.979	100.919	100.858	7.125	101.058	100.985	100.915	100.845	7.375	99.530	99.445	99.361	99.278
6.750	101.033	100.974	100.919	100.864	7.000	101.001	100.932	100.867	100.802	7.250	99.515	99.434	99.356	99.278
6.625	100.971	100.917	100.867	100.817	6.875	100.942	100.878	100.818	100.757	7.125	99.509	99.433	99.360	99.286
6.500	100.844	100.795	100.749	100.704	6.750	100.883	100.824	100.769	100.713	7.000	99.529	99.458	99.390	99.321
6.375	100.717	100.672	100.631	100.591	6.625	100.823	100.769	100.718	100.668	6.875	99.548	99.482	99.419	99.356
6.250	100.585	100.545	100.509	100.473	6.500	100.763	100.713	100.668	100.622	6.750	99.568	99.507	99.449	99.391
6.125	100.388	100.352	100.321	100.290	6.375	100.699	100.654	100.614	100.573	6.625	99.545	99.488	99.435	99.382
6.000	100.106	100.075	100.048	100.021	6.250	100.635	100.595	100.560	100.524	6.500	99.469	99.417	99.369	99.321
5.875	99.823	99.796	99.774	99.752	6.125	100.411	100.376	100.344	100.313	6.375	99.392	99.344	99.301	99.258
5.750	99.537	99.515	99.497	99.479	6.000	99.991	99.959	99.933	99.906	6.250	99.314	99.272	99.234	99.195
5.625	99.245	99.227	99.214	99.201	5.875	99.571	99.543	99.521	99.498	6.125	99.152	99.114	99.080	99.046
5.500	98.941	98.928	98.919	98.910	5.750	99.150	99.127	99.109	99.090	6.000	98.877	98.843	98.814	98.785
5.375	98.637	98.628	98.624	98.619	5.625	98.747	98.728	98.714	98.700	5.875	98.604	98.575	98.550	98.526
5.250	98.331	98.326	98.327	98.327	5.500	98.373	98.358	98.348	98.338	5.750	98.331	98.306	98.286	98.266
5.125	98.000	97.999	98.003	98.008	5.375	98.000	97.989	97.984	97.978	5.625	98.016	97.996	97.980	97.964
5.000	97.630	97.633	97.642	97.651	5.250	97.626	97.620	97.619	97.618	5.500	97.644	97.628	97.617	97.605
4.875	97.262	97.269	97.283	97.296	5.125	97.215	97.212	97.215	97.219	5.375	97.275	97.263	97.256	97.249

HomeReady/HomePossible HB30YF					HomeReady/HomePossible HB15YF									
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day					
8.000	102.144	102.035	101.923	101.790	7.125	102.929	102.897	102.866	102.824					
7.875	101.950	101.841	101.729	101.596	7.000	102.654	102.622	102.591	102.549					
7.750	101.940	101.885	101.868	101.773	6.875	102.181	102.148	102.118	102.076					
7.625	102.731	102.683	102.549	102.462	6.750	101.901	101.864	101.838	101.801					
7.500	102.442	102.394	102.260	102.172	6.625	101.846	101.829	101.796	101.770					
7.375	102.104	102.016	101.925	101.784	6.500	101.400	101.384	101.352	101.327					
7.250	101.864	101.776	101.685	101.544	6.375	101.271	101.255	101.223	101.198					
7.125	101.678	101.590	101.499	101.435	6.250	100.966	100.951	100.920	100.895					
7.000	101.302	101.214	101.123	100.992	6.125	100.753	100.742	100.727	100.708					
6.875	100.947	100.859	100.768	100.679	6.000	100.233	100.222	100.208	100.189					
6.750	100.576	100.488	100.397	100.264	5.875	99.918	99.907	99.895	99.876					
6.625	100.207	100.134	100.058	100.009	5.750	99.577	99.569	99.568	99.548					
6.500	99.831	99.758	99.682	99.565	5.625	99.499	99.492	99.473	99.464					
6.375	99.418	99.345	99.269	99.152	5.500	98.855	98.847	98.830	98.821					
6.250	98.952	98.879	98.802	98.685	5.375	98.490	98.483	98.467	98.457					
6.125	98.433	98.360	98.284	98.166	5.250	98.148	98.140	98.133	98.121					
6.000	97.864	97.791	97.715	97.597	5.125	97.904	97.898	97.872	97.860					
5.875	97.274	97.200	97.124	97.007	5.000	97.312	97.305	97.281	97.268					

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



Conventional Pricing Adjustments

Purchase Loans (Terms > 15 years only)

FICO / LTV	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	0	-0.375	-0.375	-0.25	-0.25	-0.125
760 - 779	0.000	0.000	0.000	-0.250	-0.625	-0.625	-0.500	-0.500	-0.250
740 - 759	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.500
720 - 739	0.000	0.000	-0.250	-0.750	-1.250	-1.250	-1.000	-0.875	-0.750
700 - 719	0.000	0.000	-0.375	-0.875	-1.375	-1.500	-1.250	-1.125	-0.875
680 - 699	0.000	0.000	-0.625	-1.125	-1.750	-1.875	-1.500	-1.375	-1.125
660 - 679	0.000	0.000	-0.750	-1.375	-1.875	-2.125	-1.750	-1.625	-1.250
640 - 659	0.000	0.000	-1.125	-1.500	-2.250	-2.500	-2.000	-1.875	-1.500
≤ 639	0.000	-0.125	-1.500	-2.125	-2.750	-2.875	-2.625	-2.250	-1.750

Cash-Out Refinances

FICO / LTV	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
≥ 780	-0.375	-0.375	-0.625	-0.875	-1.375
760 - 779	-0.375	-0.375	-0.875	-1.250	-1.875
740 - 759	-0.375	-0.375	-1.000	-1.625	-2.375
720 - 739	-0.375	-0.500	-1.375	-2.000	-2.750
700 - 719	-0.375	-0.500	-1.625	-2.625	-3.250
680 - 699	-0.375	-0.625	-2.000	-2.875	-3.750
660 - 679	-0.375	-0.875	-2.750	-4.000	-4.750
640 - 659	-0.375	-1.375	-3.125	-4.625	-5.125
≤ 639	-0.375	-1.375	-3.375	-4.875	-5.125

Limited Cash-Out Refinance (Terms > 15 years only)

FICO / LTV	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760 - 779	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.625
740 - 759	0.000	0.000	-0.250	-0.750	-1.125	-1.375	-1.125	-1.000	-1.000
720 - 739	0.000	0.000	-0.500	-1.000	-1.625	-1.750	-1.500	-1.250	-1.250
700 - 719	0.000	0.000	-0.625	-1.250	-1.875	-2.125	-1.750	-1.625	-1.625
680 - 699	0.000	0.000	-0.875	-1.625	-2.250	-2.500	-2.125	-1.750	-1.750
660 - 679	0.000	-0.125	-1.125	-1.875	-2.500	-3.000	-2.375	-2.125	-2.125
640 - 659	0.000	-0.250	-1.375	-2.125	-2.875	-3.375	-2.875	-2.500	-2.500
≤ 639	0.000	-0.375	-1.750	-2.500	-3.500	-3.875	-3.625	-2.500	-2.500

Adjustable Rate Details

5/6 ARM, 7/6 ARM, 10/6 ARM 30 Day Average SOFR Index	
Margin	2.75%
First Rate Adjustment (Months)	60/84/120
Initial Adjustment Cap	2%/5%/5%
Subsequent Periodic Adjustments	6 months
Subsequent Adjustment Cap	1%
Lifetime Adjustment Cap	Initial rate + 5%

Additional Adjustments

Feature/LTV	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
ARM	0	0	0	0	0	0	0	-0.25	-0.25
Condo ¹	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-4 Unit	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
HB Fixed	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
HB ARM	-1.250	-1.250	-1.500	-1.500	-2.500	-2.500	-2.500	-2.750	-2.750
HB Cash-Out ²	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A	N/A
Sub financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
Escrow Waiver ³	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A	N/A	N/A
DTI > 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Minimum Mortgage Insurance Coverage

FICO / LTV	80.01-85	85.01-90	90.01-95	95.01-97
≥ 740	-0.125	-0.375	-0.500	-0.500
720 - 739	-0.125	-0.625	-0.875	-1.250
700 - 719	-0.125	-0.750	-0.875	-1.250
680 - 699	-0.125	-0.750	-0.875	-1.750
660 - 679	-0.750	-1.250	-1.750	-2.125
640 - 659	-1.250	-1.750	-2.000	-2.375
620 - 639	-1.750	-2.000	-2.250	-2.750
≤ 620	-2.000	-2.250	-2.500	-3.000

State Adjustments

US Virgin Islands	-0.375
-------------------	--------

Home Ready / Home Possible Cumulative LLPA Cap

FICO	LTV Range	
	≤ 80	> 80
≥ 680	0.000	0.000
< 680	0.000	0.000

Refi Now / Refi Possible

A \$500 credit will be provided ⁴

LLPA Waiver

Applicable, based on DU / LP

30Y Fixed Conventional Specials

Loan Amount*	Adjustment
\$50,000 - 85,000	0.950
\$85,001 - 110,000	0.625
\$110,001 - 125,000	0.500
\$125,001 - 150,000	0.375
\$150,001 - 200,000	0.250
\$200,001 - 250,000	0.125
New York*	0.375

* 30Y Fixed Conventional Specials: Loan Amount and New York adjustments are only applicable on 30Y Fixed Conventional products (inapplicable on any High Balance products). When both NY and Loan amount adjustments are applicable, only the largest one is provided.

¹ Hit for condo is not applicable to detached condo units.

² High Balance Cash-Out adjustment applies on top of other HB adjustments.

³ Escrow Waiver adjustment is not applicable in NY.

⁴ If an appraisal was obtained for the transaction. For RefiNow / RefiPossible use HomeReady / HomePossible rate stack.

High Balance is not available on RefiNow RefiPossible programs.

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



FHA Pricing

FHA 30 Yr Fixed					FHA 20 Yr Fixed					FHA 15 Yr Fixed				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.375	104.509	104.415	104.108	103.800	7.500	104.200	104.106	103.794	103.481	6.750	103.355	103.308	103.027	102.745
7.250	104.274	104.180	103.878	103.576	7.375	104.026	103.932	103.625	103.318	6.625	102.993	102.947	102.671	102.395
7.125	103.996	103.903	103.606	103.309	7.250	103.824	103.730	103.428	103.126	6.500	103.199	103.137	102.866	102.595
7.000	104.020	103.895	103.603	103.311	7.125	103.588	103.494	103.197	102.901	6.375	102.805	102.743	102.477	102.212
6.875	103.728	103.603	103.317	103.030	7.000	103.436	103.311	103.019	102.728	6.250	102.389	102.326	102.066	101.805
6.750	103.387	103.262	102.981	102.700	6.875	103.202	103.077	102.791	102.504	6.125	101.961	101.898	101.643	101.388
6.625	103.000	102.875	102.599	102.323	6.750	102.928	102.803	102.521	102.240	6.000	102.025	101.962	101.712	101.462
6.500	102.864	102.755	102.484	102.213	6.625	102.613	102.488	102.212	101.935	5.875	101.600	101.538	101.293	101.048
6.375	102.508	102.399	102.133	101.867	6.500	102.371	102.262	101.991	101.720	5.750	101.168	101.106	100.866	100.627
6.250	102.112	102.003	101.743	101.482	6.375	102.033	101.923	101.658	101.392	5.625	100.728	100.665	100.431	100.196
6.125	101.680	101.570	101.315	101.060	6.250	101.653	101.544	101.283	101.023	5.500	100.599	100.552	100.323	100.093
6.000	101.167	101.120	100.870	100.620	6.125	101.237	101.128	100.873	100.618	5.375	100.141	100.094	99.870	99.646
5.875	100.734	100.687	100.442	100.197	6.000	100.559	100.512	100.262	100.012	5.250	99.694	99.647	99.428	99.210
5.750	100.261	100.214	99.974	99.735	5.875	100.173	100.126	99.881	99.636	5.125	99.244	99.197	98.984	98.770
5.625	99.753	99.706	99.472	99.238	5.750	99.755	99.708	99.468	99.229	5.000	98.887	98.872	98.663	98.455
5.500	98.894	98.847	98.618	98.388	5.625	99.296	99.249	99.015	98.781	4.875	98.425	98.410	98.207	98.004
5.375	98.359	98.312	98.088	97.864	5.500	98.283	98.236	98.007	97.778	4.750	97.977	97.961	97.763	97.565
5.250	97.812	97.765	97.547	97.328	5.375	97.831	97.784	97.560	97.337	4.625	97.527	97.512	97.319	97.126

FHA High Balance 30 Yr Fixed					30 Yr Fixed FHA Streamline					30 Yr Fixed FHA Streamline High Balance				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.500	104.222	104.128	103.816	103.503	7.375	104.359	104.265	103.958	103.650	7.500	104.222	104.128	103.816	103.503
7.375	104.058	103.964	103.657	103.350	7.250	104.124	104.030	103.728	103.426	7.375	104.058	103.964	103.657	103.350
7.250	103.859	103.766	103.464	103.162	7.125	103.846	103.753	103.456	103.159	7.250	103.859	103.766	103.464	103.162
7.125	103.623	103.530	103.233	102.936	7.000	103.870	103.745	103.453	103.161	7.125	103.623	103.530	103.233	102.936
7.000	103.497	103.372	103.080	102.789	6.875	103.578	103.453	103.167	102.880	7.000	103.497	103.372	103.080	102.789
6.875	103.250	103.125	102.839	102.552	6.750	103.237	103.112	102.831	102.550	6.875	103.250	103.125	102.839	102.552
6.750	102.957	102.832	102.550	102.269	6.625	102.850	102.725	102.449	102.173	6.750	102.957	102.832	102.550	102.269
6.625	102.618	102.493	102.217	101.941	6.500	102.714	102.605	102.334	102.063	6.625	102.618	102.493	102.217	101.941
6.500	102.334	102.225	101.954	101.683	6.375	102.358	102.249	101.983	101.717	6.500	102.334	102.225	101.954	101.683
6.375	102.029	101.919	101.654	101.388	6.250	101.962	101.853	101.593	101.332	6.375	102.029	101.919	101.654	101.388
6.250	101.685	101.575	101.315	101.055	6.125	101.530	101.420	101.165	100.910	6.250	101.685	101.575	101.315	101.055
6.125	101.303	101.194	100.939	100.684	6.000	101.017	100.970	100.720	100.470	6.125	101.303	101.194	100.939	100.684
6.000	100.650	100.603	100.353	100.103	5.875	100.584	100.537	100.292	100.047	6.000	100.650	100.603	100.353	100.103
5.875	100.270	100.223	99.979	99.734	5.750	100.111	100.064	99.824	99.585	5.875	100.270	100.223	99.979	99.734
5.750	99.850	99.803	99.563	99.324	5.625	99.603	99.556	99.322	99.088	5.750	99.850	99.803	99.563	99.324
5.625	99.392	99.345	99.111	98.876	5.500	98.744	98.697	98.468	98.238	5.625	99.392	99.345	99.111	98.876
5.500	98.401	98.354	98.125	97.896	5.375	98.209	98.162	97.938	97.714	5.500	98.401	98.354	98.125	97.896
5.375	97.915	97.868	97.644	97.420	5.250	97.662	97.615	97.397	97.178	5.375	97.915	97.868	97.644	97.420

FHA Pricing Adjustments

FHA FICO Price Adjustments			
	<= 110K	> 110K <= 225K	> 225K
760 +	0.250	0.225	0.200
740 - 759	0.200	0.200	0.200
720 - 739	0.150	0.150	0.150
700 - 719	0.075	0.075	0.075
680 - 699	-0.150	-0.050	0.000
660 - 679	-0.625	-0.250	-0.125
640 - 659	-1.000	-0.500	-0.375
620 - 639	-1.250	-0.750	-0.625
600 - 619	-2.000	-1.500	-1.375
580 - 599	-2.375	-1.875	-1.750

FHA Adjusters	
DTI >= 50% & <55%	-0.250
DTI >= 55%	-0.250
High Balance	-0.250
NJ, NY	0.000
US Virgin Islands	-1.000
Temporary Buydown	-0.250
Manual UW	-0.250

Prime Jumbo Full Doc AUS

30Yr Fixed				
Rate	15 Days	30 Days	45 Days	60 Days
6.250	99.134	99.054	98.974	98.894
6.375	99.551	99.466	99.380	99.295
6.500	99.955	99.865	99.774	99.684
6.625	100.347	100.251	100.155	100.060
6.750	100.726	100.625	100.524	100.423
6.875	101.093	100.987	100.880	100.774
7.000	101.447	101.335	101.224	101.113
7.125	101.801	101.684	101.568	101.452
7.250	102.139	102.017	101.895	101.774
7.375	102.444	102.317	102.190	102.064
7.500	NA	NA	NA	NA
7.625	NA	NA	NA	NA
7.750	NA	NA	NA	NA
7.875	NA	NA	NA	NA
8.000	NA	NA	NA	NA
8.125	NA	NA	NA	NA
8.250	NA	NA	NA	NA
8.375	NA	NA	NA	NA

15Yr Fixed				
Rate	15 Days	30 Days	45 Days	60 Days
6.250	98.828	98.748	98.668	98.588
6.375	99.314	99.229	99.143	99.058
6.500	99.737	99.646	99.556	99.465
6.625	100.110	100.014	99.918	99.823
6.750	100.445	100.344	100.243	100.142
6.875	100.755	100.649	100.543	100.437
7.000	101.053	100.942	100.831	100.720
7.125	101.342	101.225	101.109	100.992
7.250	101.605	101.484	101.362	101.240
7.375	101.828	101.701	101.575	101.448
7.500	NA	NA	NA	NA
7.625	NA	NA	NA	NA
7.750	NA	NA	NA	NA
7.875	NA	NA	NA	NA
8.000	NA	NA	NA	NA
8.125	NA	NA	NA	NA
8.250	NA	NA	NA	NA
8.375	NA	NA	NA	NA

Max price 101.5

Loan Level Price Adjustments

FICO / HCLTV	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
800+	0.375	0.375	0.250	0.250	0.125	0.000	NA	NA
780 - 799	0.375	0.250	0.250	0.125	0.125	-0.250	NA	NA
760 - 779	0.250	0.250	0.125	0.125	-0.125	-0.500	NA	NA
740 - 759	0.250	0.125	0.125	0.000	-0.250	-0.750	NA	NA
720 - 739	0.125	0.125	0.000	-0.250	-0.500	-1.125	NA	NA

Other LLPA

	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Purchase	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA
Rate/Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
Cashout Out Refi	-0.125	-0.125	-0.125	-0.375	-0.625	NA	NA	NA
2nd Home	-0.125	-0.250	-0.375	-0.375	-0.500	-0.750	NA	NA
Investment	NA	NA	NA	NA	NA	NA	NA	NA
Condo	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA
2 Units	-0.375	-0.750	-1.000	-1.500	-2.000	-3.000	NA	NA
Escrow Waiver (Excl NY)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA
DTI > 45%	0.000	-0.250	-0.250	-0.375	-0.375	-0.500	NA	NA
Interest-Only	NA	NA	NA	NA	NA	NA	NA	NA
Prime Jumbo Special (Excl CA)	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
Non-Perm Resident	NA	NA	NA	NA	NA	NA	NA	NA



** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

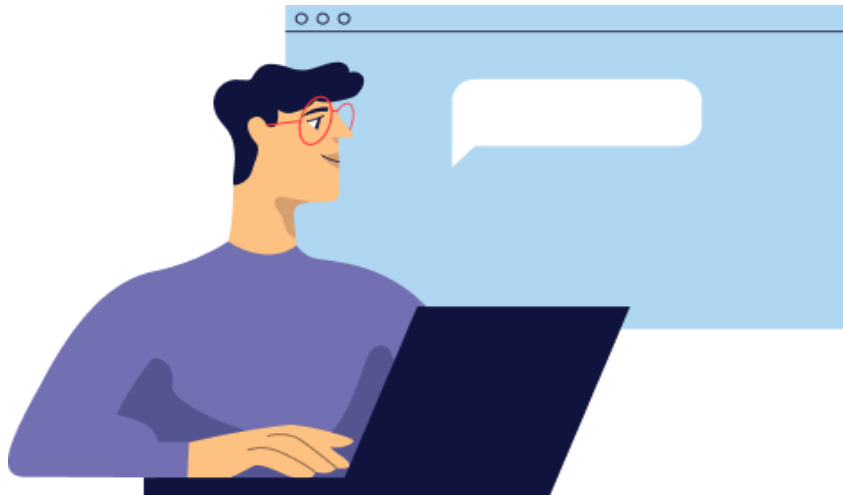
Prime Jumbo Full Doc AUS

Underwriting Requirements

Appraisal	PIW is not allowed; Second Appraisal over \$2 mm; Appraisal transfer is allowed for 1 Appraisal; CDA is required
Assets	Gift funds are eligible. Gifts of equity are not allowed.
Cashout	Max Cash in hand \$500,000; Delayed Financing has Cash Out pricing
Credit / Tradelines	Refer to AUS / Fannie Mae Guidelines
Delayed Financing	Property purchased within 180 days of the loan application
DTI	Purchase, Rate/Term up to 2MM max DTI 50% ◦ Purchase, Rate/Term 2MM - 3.5 MM max DTI 45% ◦ Purchase, Rate/Term Second Home DTI max 45% ◦ Cash-out Owner Occupied max DTI 45% ◦ Cash-out Second Home max DTI 40%
Escrow	Escrow Waiver Allowed. No adj in NY. Max LTV for non-California loans is 80%.
Extensions / Reforeclosures	Lock ext costs for all programs: 1st is 2.5 bps/day; 2nd is 5 bps/day. Reforeclosure: 15 days - 25 bps , 30 days - 37.5 bps
Income	Refer to AUS / Fannie Mae Seller Guide, VOE within 10 days of consummation is required
Interest Only	Not Available
Loan Amount	Minimum LA \$1 over Conforming Loan Limit (1 unit \$806,500, 2 units \$1,032,500) Maximum Loan Amount \$3,500,000
MI	No MI Required
Mortgage History	7 years from BK, FCL, SS, DL, Modification; FRB - 6 payments out of FRB required
Points & Fees	Max Points and Fees 3%, Lender Paid Compensation is available
Property Type	OO, 2nd Home: 1-2, PUD, Condo (Refer to AUS); 20 acres, Agricultural zoning and Mixed Use are reviewed according to Fannie Mae on case-by-case basis
Reserves	Loan Amounts: LA <= \$1.5mm: 6 months; LA > \$1.5mm <= \$2.0mm: 9 months; LA > \$2mm: 24 months
Residency	Non-permanent residency is not allowed.
States Specifics	Texas Cash Out ineligible, CEMA is eligible; PR, ME are ineligible
Term	15 Year and 30 Year Fixed Only
Underwriting Type	DU findings Approve/Ineligible due to loan amount or cash-out refinance over 75% only (for loans up to \$2mm), HPML Loans are ineligible
	* Additional Requirements may apply. See matrix and guidelines for details

Contacts & Links

Lock Desk/Scenario: 305.824.2421 | lock@admortgage.com | www.admortgage.com



** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Prime Jumbo Primary Residence

Purpose	Property Type	Minimum FICO	Maximum LTV/HCLTV	Maximum Loan Amount	Max Cash in Hand
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, Condo	740	80	\$2,000,000	
			75	\$3,000,000	
			65	\$3,500,000	
	2 Unit	720	80	\$2,000,000	
			75	\$3,000,000	
			80	\$1,500,000	
Cash Out	1 Unit SFR, PUD, Condo	720	75	\$2,000,000	\$500,000
	2 Unit	720	75	\$1,500,000	

Second Home

Purpose	Property Type	Minimum FICO	Maximum LTV/HCLTV	Maximum Loan Amount	Max Cash in Hand
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, Condo	720	75	\$2,000,000	
			70	\$3,000,000	
Cash Out	1 Unit SFR, PUD, Condo	720	70	\$2,000,000	\$500,000

* >43 DTI requires Rate Spread Safe Harbor as well as Verification Safe Harbor standards fully satisfied



*** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Table with columns for loan terms (30 Year Fixed, 15 Days, 30 Days, 45 Days, 60 Days) and rows for various interest rates and prices.

Table titled 'Loan Level Price Adjustments' with columns for FICO/CLTV and various loan level price adjustment values.

Table titled 'Loan Parameters' with columns for Loan Parameters and various loan level price adjustment values.

Table titled 'Extension / Rollock' with columns for Extension count, Points per day, and Rollock.

No Bank Statements for P&Ls and WVOEs <= 70% LTVs



Table with columns for Lock Desk Support, Fees, Mortgage History, Credit Event, Residual Income, Reserves, 5/6 ARM Cap, 7/6 ARM Cap, Margin, and Index.

Table with columns for Lock Desk Support, Fees, Mortgage History, Credit Event, Residual Income, Reserves, 5/6 ARM Cap, 7/6 ARM Cap, Margin, and Index.

Large table titled 'Underwriting Requirements' with multiple rows detailing various requirements such as Minimum Loan Amount, Appraisal, Assets, Cashout, Credit & Tradelines, Credit Event, DTI, Eligible States, Escrow, First-Time Homebuyer, Income, Asset Utilization, Interest Only, New Construction, Non-Permanent Resident, Occupancy Types, Points & Fees, Points Financed, Prepayment Penalty, Property Types, Reserves, Seller Concessions, and Title.

* NMLS# 958660 AD Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, Condo	720	90	\$1,500,000
			85	\$2,000,000
			80	\$2,500,000
			75	\$3,000,000
			70	\$4,000,000
			90	\$1,000,000
		700	85	\$1,500,000
			80	\$2,000,000
			75	\$2,500,000
			70	\$3,500,000
			80	\$1,500,000
			75	\$2,000,000
		680	65	\$3,000,000
			80	\$1,000,000
			75	\$2,000,000
			70	\$2,500,000
			640	\$1,000,000
			70	\$1,500,000
	620	65	\$1,000,000	
		80	\$2,500,000	
		75	\$3,000,000	
		70	\$4,000,000	
		80	\$2,000,000	
		75	\$2,500,000	
	SFR Rural	720	75	\$3,000,000
			70	\$4,000,000
			80	\$2,000,000
			75	\$2,500,000
			70	\$3,500,000
			80	\$1,500,000
		680	75	\$2,000,000
			70	\$2,500,000
			65	\$3,000,000
			70	\$4,000,000
			75	\$3,500,000
			70	\$3,000,000
Manufactured housing	720	70	\$3,500,000	
	700	70	\$2,500,000	
	680	65	\$3,000,000	
	720	80	\$2,000,000	
	75	\$2,500,000		
	70	\$3,500,000		
2-4 Unit	720	80	\$2,000,000	
		75	\$2,500,000	
		70	\$3,500,000	
		80	\$2,000,000	
		75	\$2,500,000	
		70	\$3,000,000	
	700	80	\$1,500,000	
		75	\$2,000,000	
		70	\$2,500,000	
		65	\$3,000,000	
		75	\$1,500,000	
		70	\$2,500,000	
	680	75	\$1,000,000	
		70	\$1,000,000	
		65	\$1,000,000	
		80	\$2,000,000	
		75	\$2,500,000	
		70	\$2,000,000	
	1 Unit SFR, PUD, Condo	720	75	\$2,500,000
			70	\$3,000,000
			80	\$1,500,000
			75	\$2,000,000
			65	\$3,000,000
			75	\$1,500,000
680		70	\$2,000,000	
		65	\$3,000,000	
		75	\$1,500,000	
		65	\$2,500,000	
		640	\$1,000,000	
		65	\$1,000,000	
SFR Rural	720	80	\$2,000,000	
		75	\$2,500,000	
		70	\$3,000,000	
		80	\$1,500,000	
		75	\$2,000,000	
		65	\$3,000,000	
	700	75	\$1,500,000	
		70	\$2,000,000	
		65	\$3,000,000	
		75	\$1,500,000	
		70	\$2,000,000	
		65	\$3,000,000	
Manufactured housing	720	70	\$3,000,000	
	680	70	\$2,000,000	
	65	\$3,000,000		
	75	\$1,500,000		
	70	\$2,500,000		
	65	\$3,000,000		
2-4 Unit	720	75	\$1,500,000	
		70	\$2,500,000	
		65	\$3,000,000	
		75	\$1,500,000	
		70	\$2,000,000	
		65	\$2,500,000	
	700	75	\$1,000,000	
		70	\$1,500,000	
		65	\$2,500,000	
		75	\$1,000,000	
		70	\$1,500,000	
		65	\$2,500,000	
	680	75	\$1,000,000	
		70	\$1,500,000	
		65	\$2,500,000	
		75	\$1,000,000	
		70	\$1,500,000	
		65	\$2,500,000	
660	75	\$1,000,000		
	70	\$1,500,000		
	65	\$2,500,000		
	75	\$1,000,000		
	70	\$1,500,000		
	65	\$2,500,000		

* Max DTI 55% applies for Purchase and Rate/Term only

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount	
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	720	80	\$2,000,000	
			75	\$2,500,000	
			70	\$3,000,000	
		700	80	\$1,500,000	
			75	\$2,500,000	
			70	\$3,000,000	
		680	80	\$1,500,000	
			75	\$2,000,000	
			70	\$2,500,000	
		660	75	\$1,500,000	
			70	\$2,000,000	
			55	\$2,500,000	
	640	70	\$1,000,000		
		620	\$1,000,000		
	SFR Rural	720	80	\$2,000,000	
			75	\$2,500,000	
			70	\$3,000,000	
		700	80	\$1,500,000	
			75	\$2,500,000	
			70	\$3,000,000	
		680	80	\$1,500,000	
			75	\$2,000,000	
			70	\$2,500,000	
		Manufactured housing	700	70	\$3,000,000
680			70	\$2,500,000	
Condotel		680	75	\$1,500,000	
		75	\$1,500,000		
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	700	75	\$2,000,000	
			70	\$2,000,000	
			65	\$2,500,000	
		680	60	\$3,000,000	
			75	\$1,000,000	
			70	\$1,500,000	
		660	65	\$2,500,000	
			70	\$1,500,000	
			55	\$2,500,000	
		SFR Rural	700	75	\$1,500,000
				70	\$2,000,000
				65	\$2,500,000
	680		60	\$3,000,000	
			75	\$1,000,000	
			70	\$1,500,000	
	700		65	\$2,500,000	
			70	\$2,000,000	
			60	\$3,000,000	
	Manufactured housing		700	70	\$2,000,000
			680	70	\$1,500,000
	Condotel		680	65	\$1,500,000
			65	\$1,500,000	

Second Home

Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount	
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, Condo	720	80	\$2,000,000	
			75	\$2,500,000	
			70	\$3,000,000	
		700	80	\$1,500,000	
			75	\$2,500,000	
			70	\$3,000,000	
		680	80	\$1,500,000	
			75	\$2,000,000	
			70	\$2,500,000	
		660	75	\$1,500,000	
			70	\$2,000,000	
			55	\$2,500,000	
	640	70	\$1,000,000		
		620	\$1,000,000		
	SFR Rural	720	80	\$2,000,000	
			75	\$2,500,000	
			70	\$3,000,000	
		700	80	\$1,500,000	
			75	\$2,500,000	
			70	\$3,000,000	
		680	80	\$1,500,000	
			75	\$2,000,000	
			70	\$2,500,000	
		Manufactured housing	700	70	\$3,000,000
680			70	\$2,500,000	
Cash Out		1 Unit SFR, PUD, Condo	700	75	\$1,500,000
	70			\$2,000,000	
	65			\$2,500,000	
	680		60	\$3,000,000	
			75	\$1,000,000	
			70	\$1,500,000	
	660		65	\$2,500,000	
			70	\$1,500,000	
			55	\$2,500,000	
	SFR Rural		700	75	\$1,500,000
				70	\$2,000,000
				65	\$2,500,000
		680	60	\$3,000,000	
			75	\$1,000,000	
			70	\$1,500,000	
		700	65	\$2,500,000	
			70	\$2,000,000	
			60	\$3,000,000	
		Manufactured housing	700	70	\$2,500,000
			680	70	\$1,500,000
		Condotel	680	65	\$2,500,000
			65	\$2,500,000	

* Max DTI 55% applies for Purchase and Rate/Term only

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

30 Year Fixed 5/6 ARM, 7/6 ARM	15 Days	30 Days	45 Days	60 Days
7.000	97.250	97.250	97.125	97.000
7.125	97.625	97.625	97.500	97.375
7.250	98.000	98.000	97.875	97.750
7.375	98.375	98.375	98.250	98.125
7.490	98.750	98.750	98.625	98.500
7.625	99.125	99.125	99.000	98.875
7.750	99.500	99.500	99.375	99.250
7.875	99.875	99.875	99.750	99.625
7.990	100.250	100.250	100.125	100.000
8.125	100.500	100.500	100.375	100.250
8.250	100.750	100.750	100.625	100.500
8.375	101.000	101.000	100.875	100.750
8.490	101.250	101.250	101.125	101.000
8.625	101.500	101.500	101.375	101.250
8.750	101.750	101.750	101.625	101.500
8.875	102.000	102.000	101.875	101.750
8.990	102.250	102.250	102.125	102.000
9.125	102.500	102.500	102.375	102.250
9.250	102.625	102.625	102.500	102.375
9.375	102.750	102.750	102.625	102.500
9.490	102.875	102.875	102.750	102.625
9.625	103.000	103.000	102.875	102.750
9.750	103.125	103.125	103.000	102.875
9.875	103.250	103.250	103.125	103.000
9.990	103.375	103.375	103.250	103.125
10.125	103.500	103.500	103.375	103.250
10.250	103.625	103.625	103.500	103.375
10.375	103.750	103.750	103.625	103.500
10.490	103.875	103.875	103.750	103.625
10.625	104.000	104.000	103.875	103.750
Max Price		102.75		

Extension / Rollover		
Extension count	Points per day	Rollover
First	2.5 bps	15 days: 25 bps
Second	5 bps	30 days: 37.5 bps
Third	7.5 bps	

No Bank Statements
for P&Ls and WVOEs ≤70% LTVs



Loan Level Price Adjustments									
FICO / CLTV	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
760+	1.000	0.750	0.500	0.250	0.000	-0.500	NA	NA	
740 - 759	0.750	0.500	0.250	0.000	-0.125	-0.625	NA	NA	
720 - 739	0.500	0.250	0.000	-0.250	-0.375	-1.125	NA	NA	
700 - 719	0.250	0.000	-0.250	-0.500	-1.125	-1.625	NA	NA	
680 - 699	-0.125	-0.250	-0.750	-1.250	-1.875	-2.625	NA	NA	
660 - 679	-0.500	-0.750	-1.500	-2.000	-2.125	NA	NA	NA	
640 - 659	-1.375	-1.500	-2.000	-2.875	-3.625	NA	NA	NA	
620 - 639	-2.000	-2.250	-2.750	NA	NA	NA	NA	NA	
599 - 619	NA	NA	NA	NA	NA	NA	NA	NA	
No FICO	-0.500	-0.750	-1.500	-1.750	NA	NA	NA	NA	

Loan Parameters	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
2Y Full Doc	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
1Y Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
24 Months Bank Statement	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
12 Months Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
1Y P&L	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
2Y P&L	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
Asset Utilization	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA	NA
WVOE	-0.375	-0.375	-0.375	-0.500	-0.500	-0.500	NA	NA
1099	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
Condotel	-1.500	-1.500	-1.500	-1.500	-2.000	NA	NA	NA
SFR Rural	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	NA	NA
Manufactured housing	-2.000	-2.000	-2.000	-2.000	NA	NA	NA	NA
2nd Home	-0.375	-0.375	-0.500	-0.500	-0.750	-0.750	NA	NA
2-4 Unit	-0.375	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
Cashout	-0.500	-0.500	-0.500	-0.500	NA	NA	NA	NA
Loan \$1,000,001-1,500,000	0.000	0.000	0.000	-0.250	-0.250	NA	NA	NA
Loan \$1,500,001-2,000,000	NA	NA	NA	NA	NA	NA	NA	NA
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	NA	NA
Escrow Waiver (Excl NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
DTI > 50%	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	NA	NA
Investment	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
5Y PPP (inv only)	0.625	0.625	0.625	0.625	0.625	0.625	NA	NA
4Y PPP (inv only)	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
3Y PPP (inv only)	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
2Y PPP (inv only)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
1Y PPP (inv only)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
6m PPP (inv only)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	NA	NA
No PPP (inv only)	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	NA	NA
40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
NY	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
Non-Permanent Resident	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA

Lock Desk Support	Fees	Mortgage History	Credit Event	Residual Income	Reserves	5/6 ARM Cap	7/6 ARM Cap	Margin	Index
305-824-2421 lock@admortgage.com	UW Fee \$1595 MERS fee \$24.95 Tax \$80 Flood \$6.95	0x60x12	12 months	\$1,500	3 months* PITIA	2/1/5	5/1/5	5.75%	SOFR

Underwriting Requirements	
Minimum Loan Amount	• \$100,000
Appraisal	• 120 days age max • Second Appraisal required for loan amounts > \$1.5MM
Assets	• Assets sourced and seasoned for 30 days, 120 days age max • Gift Funds allowed (under 80% CLTV Borrower Contribution Required: OO - 0% , Asset Ut, WVOE, P&L - 20%; Inv - 10%; over 80% CLTV: OO - 5% , Asset Ut, WVOE, P&L - NA; Inv - NA) • Overseas Assets sourced and seasoned for 30 days • 1031 Exchange Eligible
Cashout	• Max Cash in Hand: No limitation for CLTV <55%; \$1,000,000 for CLTV from 55% to 65%; \$500,000 for CLTV >65% • Delayed Financing has Cash Out pricing
Credit & Tradelines	• If 3 scores are not available: 3 for past >=12 months OR 2 for past >=24 months, active in the last 12 month • Middle Lowest for multiple borrowers, Lowest if only 2 scores • 120 days age max-Limited tradelines are allowed
Credit Event	• BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event
DTI	• Up to 50% for all Super Prime / Prime • 50.01% - 55%; • Min FICO 680 • Max CLTV 80% • Max loan amount is \$1,000,000 • Only Purchase or Rate Term on OO • First-Time Homebuyer is not eligible
Eligible States OO	• AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NM, NV, NE, NH, NJ, NY, OH, OK, OR, PA, RI, SC, SD, VA, VI, VT, TN, TX, UT, WA, WI, WV, WY
Eligible States Inv	• AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NV, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VI, VT, WA, WI, WV, WY
Eligible States Inv (No License Required)	• AL, AR, CO, CT, DE, FL, GA, IA, IL, IN, KS, KY, MA, ME, MO, MS, MT, NC, NE, NH, NJ, NY, OH, OK, PA, RI, SC, TN, TX, WA, WI, WV, WY
Escrow	• Escrows required for all HPML loans • No Escrow Waiver with Interest Only • No Escrow Waiver adj in NY
First-Time Homebuyer (FTHB)	• FTHB allowed: Max LA = \$1,000,000; Min FICO = 660; Min reserves: 6 months; Max DTI = 50%; borrower must contribute at 5% own funds for OO transaction and 20% for investment
Income	• 2 or 1 Year Full Doc • Traditional Conforming Full Documentation Income • 120 days age max • Asset Utilization • 4 months seasoning • Qualifying Assets are 100% Cash or Money Market, 100% from Public Securities, 70% from Retirement Accounts • 12 or 24 Months Bank Statements • License or Business LOE for Personal Bank Statements Tax Preparer / CPA Prepared P&L for Business Bank Statements (UW will review industry standards) or use 50% expense ratio • Mixed Income allowed • 2 or 1 Year P&L* • Last 2 or 1 year(s) P&L provided by licensed CPA, Enrolled Tax Agent or Licensed Tax Preparer • Min FICO 660 • *Max LA: \$2,500,000 • 1099 • Allowed from the same single employer for the past 1 year • Expense ratio 10% • WVOE • Completed FNMA Form 1005 for 2 year history with same employer
Interest Only	• 5/6 ARM, 30 Year Fixed, 40 Year Fixed, 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized PITIA Payment after I/O Period, IO product not allowed in IL, NM
New Construction	• Max CLTV on PUD is 80% (OO) and 75% (Investment) for FL • Max CLTV for Condo 75% (OO) and 70% (Investment) for FL • No CLTV limitations on 1-4 units without community
Non-Permanent Resident / FN / ITIN	• Eligible Status H-1, L-1, E1-E3, NATO, O1, RI, TN (additional statuses allowed are listed in the guidelines exhibit 1) • ITIN not allowed • Foreign Nationals are not allowed (See Foreign National program)
Occupancy Types	• Owner Occupied, Second Homes (1 unit only) and Investment (Vacant or Tenant Occupied - Lease Agreement Not Required if Not Used in DTI)
Points & Fees	• Total Borrower Paid Points and Fees must be less than 5% (including Lender fees) on OO and less than 7% (including Lender fees) on Inv • Broker's Maximum Compensation: 2.00% in TN on OO and in IA on OO/2nd home 1-2 units; in all other states: 3.00% (Borrower Paid), 2.75% (Lender Paid, Max Price 102.75) • Lender Credit Max 2.75 points • Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation • Third Party's Processing Fee allowed • UW fee can be waived
Points Financed	• 2 Points may be financed into LA: OO Max CLTV 75% , Inv Max 70% CLTV
Prepayment Penalty	• Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal • PPP not allowed and buydown is required in: AR, KS, MD (LA < \$75,000), MI, MN, NM, OH (on 1-2 units with LA < \$112,957), PA (on 1-2 units with LA < \$319,777), RI, VA (LA < \$75,000) • Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years) • Max PPP 3 years in ID, MA • Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD • Max PPP 2 years in MS
Property Types	• Single Family Residence • Townhome • Warrantable / Non-Wr. Condo (Limited Review) with max CLTV: 80% (FL 75%) on OO; 75% (FL 70%) on Inv & 2nd Home • Condotel • 2-4 Unit (N/A for 2nd Home) • PUD • SFR Rural (Max CLTV: 80, Min FICO: 680) • Manufactured Housing (Max CLTV: 70, Min FICO 680 or No FICO) • Short-Term Rental (Max CLTV: 80%) • Leasehold
Reserves	• LA <= \$1,000,000: 3 months • LA > \$1,000,000 and LA <= \$2,000,000: 6 months • LA > \$2,000,000: 12 months
Seller Concessions	• 6% if 75% (OO) or 70% (Inv) CLTV or less • 4% if CLTV greater than 75% (OO) or 70% (Inv)
Title	• Individuals • LLCs / Corp (Maximum 4 owners allowed, all have to be borrowers and guarantors on the transaction) • Title Commitment: 60 days max age

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount	
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, Condo	720	80	\$1,000,000	
			75	\$1,500,000	
		680	80	\$750,000	
			75	\$1,000,000	
			70	\$1,500,000	
		640	75	\$500,000	
			70	\$750,000	
			65	\$1,000,000	
		620	65	\$1,000,000	
			No FICO	70	\$750,000
	SFR Rural		720	80	\$1,000,000
		75		\$1,500,000	
		680	80	\$750,000	
			75	\$1,000,000	
	No FICO	70	\$1,500,000		
		70	\$750,000		
		Manufactured housing	680	70	\$1,500,000
	70			\$750,000	
	2-4 Unit		720	75	\$1,000,000
				70	\$1,500,000
680		75	\$750,000		
		70	\$1,000,000		
660	65	\$1,500,000			
	70	\$750,000			
	No FICO	65	\$1,000,000		
		65	\$750,000		
Cash Out	1 Unit SFR, PUD, Condo	740	70	\$750,000	
			65	\$1,000,000	
		720	65	\$750,000	
			60	\$1,000,000	
		660	60	\$750,000	
	55		\$1,000,000		
	No FICO	60	\$750,000		
		SFR Rural, Manufactured housing	740	70	\$750,000
				65	\$1,000,000
			720	65	\$750,000
				60	\$1,000,000
	680	60	\$750,000		
		55	\$1,000,000		
		No FICO	60	\$750,000	
			2-4 Unit	740	\$750,000
	720			65	\$750,000
				60	\$1,000,000
	700	55	\$1,000,000		
		55	\$750,000		
	660	50	\$1,000,000		
55		\$750,000			
No FICO		60	\$750,000		

* Max DTI 55% applies for Purchase and Rate/Term only

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	740	80	\$500,000
			75	\$750,000
			70	\$1,000,000
		700	75	\$500,000
			70	\$750,000
			65	\$1,000,000
		660	70	\$500,000
			65	\$750,000
		640	65	\$500,000
			60	\$750,000
		No FICO	65	\$750,000
		SFR Rural	740	80
	75			\$750,000
	70			\$1,000,000
	700		75	\$500,000
			70	\$750,000
			65	\$1,000,000
	680		70	\$500,000
			65	\$750,000
	No FICO	65	\$750,000	
	Manufactured housing	740	70	\$1,000,000
			70	\$750,000
		680	65	\$1,000,000
			70	\$500,000
No FICO		65	\$750,000	
Condotel	680	70	\$750,000	
	No FICO	65	\$750,000	
	Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	720	65
60				\$750,000
55				\$1,000,000
660, No FICO			60	\$500,000
			55	\$750,000
			60	\$500,000
SFR Rural, Manufactured housing		720	65	\$500,000
			60	\$750,000
			55	\$1,000,000
	680	60	\$500,000	
55		\$750,000		
No FICO	60	\$500,000		
Condotel	680	60	\$500,000	
	No FICO	60	\$500,000	

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Purchase	1 Unit SFR, PUD, Condo	740	80	\$500,000
			75	\$750,000
			70	\$1,000,000
		700	75	\$500,000
			70	\$750,000
			65	\$1,000,000
	660, No FICO	70	\$500,000	
		65	\$750,000	
		80	\$500,000	
	SFR Rural	740	75	\$750,000
			70	\$1,000,000
			75	\$500,000
		700	70	\$750,000
			65	\$1,000,000
			70	\$500,000
680, No FICO	65	\$750,000		
	70	\$500,000		
	65	\$750,000		
Manufactured housing	740	70	\$1,000,000	
		70	\$750,000	
		65	\$1,000,000	
	700	70	\$500,000	
		65	\$750,000	
		70	\$500,000	
Rate/Term Refinance	1 Unit SFR, PUD, Condo	740	80	\$500,000
			75	\$750,000
			70	\$1,000,000
		700	75	\$500,000
			70	\$750,000
			65	\$1,000,000
	660, No FICO	70	\$500,000	
		65	\$750,000	
		80	\$500,000	
	SFR Rural	740	75	\$750,000
			70	\$1,000,000
			75	\$500,000
		700	70	\$750,000
			65	\$1,000,000
			70	\$500,000
680, No FICO	65	\$750,000		
	70	\$500,000		
	65	\$750,000		
Manufactured housing	740	70	\$1,000,000	
		70	\$750,000	
		65	\$1,000,000	
	700	70	\$500,000	
		65	\$750,000	
		70	\$500,000	
Cash Out	1 Unit SFR, PUD, Condo	720	65	\$500,000
			60	\$750,000
			55	\$1,000,000
		660, No FICO	60	\$500,000
			55	\$750,000
			65	\$500,000
	SFR Rural, Manufactured housing	720	60	\$750,000
			55	\$1,000,000
			60	\$500,000
		680, No FICO	60	\$500,000
			55	\$750,000
			55	\$750,000

* Max DTI 55% applies for Purchase and Rate/Term only

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

30 Year Fixed 5/6 ARM, 7/6 ARM	15 Days	30 Days	45 Days	60 Days
6.375	97.250	97.250	97.125	97.000
6.490	97.750	97.750	97.625	97.500
6.625	98.125	98.125	98.000	97.875
6.750	98.500	98.500	98.375	98.250
6.875	98.875	98.875	98.750	98.625
6.990	99.250	99.250	99.125	99.000
7.125	99.625	99.625	99.500	99.375
7.250	99.875	99.875	99.750	99.625
7.375	100.125	100.125	100.000	99.875
7.490	100.375	100.375	100.250	100.125
7.625	100.625	100.625	100.500	100.375
7.750	100.875	100.875	100.750	100.625
7.875	101.125	101.125	101.000	100.875
7.990	101.375	101.375	101.250	101.125
8.125	101.625	101.625	101.500	101.375
8.250	101.875	101.875	101.750	101.625
8.375	102.000	102.000	101.875	101.750
8.490	102.125	102.125	102.000	101.875
8.625	102.250	102.250	102.125	102.000
8.750	102.375	102.375	102.250	102.125
8.875	102.500	102.500	102.375	102.250
8.990	102.625	102.625	102.500	102.375
9.125	102.750	102.750	102.625	102.500
9.250	102.875	102.875	102.750	102.625
9.375	103.000	103.000	102.875	102.750
9.490	103.125	103.125	103.000	102.875
9.625	103.250	103.250	103.125	103.000
9.750	103.375	103.375	103.250	103.125
9.875	103.500	103.500	103.375	103.250
9.990	103.625	103.625	103.500	103.375
Max Price	102.75			

Extension / Relock		
Extension count	Points per day	Relock
First	2.5 bps	15 days: 25 bps
Second	5 bps	30 days: 37.5 bps
Third	7.5 bps	

New Pricing Tiers for High-Value Rental Properties!
Better pricing for DSCR ratios ≥ 1.25

Loan Level Price Adjustments									
FICO / CLTV	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
780+	1.125	0.875	0.625	0.375	0.125	-1.000	NA	NA	
760 - 779	1.000	0.750	0.500	0.250	0.000	-1.125	NA	NA	
740 - 759	0.750	0.500	0.250	0.000	-0.375	-1.250	NA	NA	
720 - 739	0.500	0.250	0.000	-0.250	-0.625	-1.500	NA	NA	
700 - 719	0.250	0.000	-0.250	-0.625	-1.000	-2.125	NA	NA	
680 - 699	0.000	-0.250	-0.750	-1.375	-2.000	NA	NA	NA	
660 - 679	-0.375	-0.750	-1.500	-2.500	NA	NA	NA	NA	
640 - 659	-2.500	-3.000	-3.500	-3.750	NA	NA	NA	NA	
620 - 639	-3.500	-4.000	-4.250	NA	NA	NA	NA	NA	
599 - 619	NA	NA	NA	NA	NA	NA	NA	NA	

Loan Parameters	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DSCR ≥ 1.25	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
DSCR 0.75 - 0.99	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
DSCR < 0.75	-2.000	-2.000	-2.000	-2.000	NA	NA	NA	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
Condotel	-1.500	-1.500	-1.500	-1.500	-2.000	NA	NA	NA
SFR Rural	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	NA	NA
Manufactured housing	-2.000	-2.000	-2.000	-2.000	NA	NA	NA	NA
2-4 Unit	-0.375	-0.500	-0.500	-0.500	-0.500	-0.750	NA	NA
Mixed Use	-3.500	-3.500	-3.500	-3.500	NA	NA	NA	NA
Multifamily	-3.000	-3.000	-3.000	-3.000	NA	NA	NA	NA
Cashout	-0.500	-0.500	-0.500	-0.500	-0.750	NA	NA	NA
Loan \$1,000,001-1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
Loan \$1,500,001-2,000,000	0.000	0.000	0.000	0.000	-0.250	NA	NA	NA
Loan \$2,000,001-2,500,000	-0.250	-0.250	-0.250	-0.375	NA	NA	NA	NA
Loan \$2,500,001-3,000,000	-0.375	-0.375	-0.375	-0.500	NA	NA	NA	NA
Loan \$3,000,001-3,500,000	-0.750	-0.750	-0.750	-1.000	NA	NA	NA	NA
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	NA	NA
Escrow Waiver (Excl NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
Short Term Rental (Excl Condotel)	-0.250	-0.250	-0.250	-0.250	-1.500	-2.500	NA	NA
5Y PPP (inv only)	0.625	0.625	0.625	0.625	0.625	0.625	NA	NA
4Y PPP (inv only)	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
3Y PPP (inv only)	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
2Y PPP (inv only)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
1Y PPP (inv only)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
6m PPP (inv only)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	NA	NA
No PPP (inv only)	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	NA	NA
40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
NY	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
ITIN	-2.000	-2.000	-2.000	-2.000	NA	NA	NA	NA
FTHB	-0.500	-0.500	-0.500	-0.750	NA	NA	NA	NA
Non-Permanent Resident	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA

Lock Desk Support	Fees	Mortgage History	Credit Event	Residual Income	Reserves	5/6 ARM Cap	7/6 ARM Cap	Margin	Index
305-824-2421 lock@admortgage.com	UW Fee \$1595 MERS fee \$24.95 Tax \$80 Flood \$6.95	0x30x12 and 0x90x24	48 months	NA	3 months* PITIA	2/1/5	5/1/5	5.75%	SOFR

Underwriting Requirements	
Minimum Loan Amount	≥ \$100,000 Maximum Loan Amount \$3,500,000
Appraisal	≥ 120 days age maximum • Second Appraisal required for loan amounts > \$1.5MM
Assets	• Assets sourced and seasoned for 30 days, Documents good for 120 days • Gift funds allowed (Required Borr Contribution: Inv-10%) • Overseas Assets sourced for 30 days • 1031 Exchange Eligible
Cashout	• Max Cash in Hand: No limitation for CLTV <55%; \$1,000,000 for CLTV from 55% to 65%; \$500,000 for CLTV >65% • Delayed Financing has Cash Out pricing
Credit & Tradelines	• If 3 scores are not available: 3 for past ≥12 months OR 2 for past ≥24 months, active in the last 12 month • Middle Lowest for multiple borrowers, Lowest if only 2 scores • Valid for at least 60 days at submission / 120 days max age
Credit Event CLTV	• BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event
Eligible States Inv	• AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MN, MS, MT, NC, ND, NE, NV, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VI, VT, WA, WI, WV, WY
Eligible States Inv (No License Required)	• AL, AR, CO, CT, DE, FL, GA, IA, IL, IN, KS, KY, MA, ME, MO, MS, MT, NC, NE, NH, NJ, NY, OH, OK, PA, RI, SC, TN, TX, WA, WI, WV, WY
Escrow	• Escrow Waiver Available • No Escrow Waiver Adj in NY
First-Time Homebuyer (FTHB)	• FTHB allowed: Max LA = \$1,000,000; Max CLTV = 70%; Min FICO = 660; Min reserves: 6 months; DSCR ≥ 0.75
Income	• DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans). Borrower income is not required. DSCR < 1 requires min FICO 680 • 0.75 ≤ DSCR < 1 Cash-Out: max 70% CLTV • DSCR < 0.75 Cash-Out: max 65% CLTV
Interest Only	• 5/6 ARM, 30 Year Fixed, 40 Year Fixed. 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized ITIA Payment
New Construction	• Max CLTV on PUD is 75% for FL • Max CLTV for Condo 70% for FL • No CLTV limitations on 1-4 units without community
Non-Permanent Resident / FN / ITIN	• Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (additional statuses allowed are listed in the guidelines exhibit 1) • ITIN: min FICO 700, max 70 CLTV, max LA 1.5 MM, DSCR ≥ 1 • Foreign Nationals are not allowed (See Foreign National program)
Occupancy Types	• Investment properties
Points & Fees	• Total Borrower Paid Points and Fees must be less than 7% (including Lender fees) • Broker's Maximum Compensation 3.00% (Borrower Paid) , 2.75% (Lender Paid, Max Price 102.75) • Lender Credit Max 2.75 points • Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation • Third Party's Processing Fee allowed • UW fee can be waived
Points Financed	• 2 Points may be financed into LA max CLTV 70%
Prepayment Penalty	• Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal • PPP not allowed and buydown is required in: AR, KS, MD (LA < \$75,000), MI, MN, NM, OH (on 1-2 units with LA < \$112,957), PA (on 1-2 units with LA < \$319,777), RI, VA (LA < \$75,000) • Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years) • Max PPP 3 years in ID, MA • Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD • Max PPP 2 years in MS
Property Types	• Single Family Residence • Townhome • Warrantable / Non-Wr. Condo (Limited Review) with max CLTV: 75 (FL 70) • Condotel • 2-4 Unit (Max CLTV: 80) • PUD • SFR Rural (Max CLTV: 80, Min FICO: 680) • Manufactured Housing (Max CLTV: 70, Min FICO: 680) • Short-Term Rental (Max CLTV: 80) • Multifamily Property (Max CLTV: 70; Min FICO: 680; Min LA: \$400,000; DSCR ≥ 1.1) • Mixed Use Property (Max CLTV: 70; Min FICO: 680; Min LA: \$400,000; DSCR ≥ 1.1) • Leasehold
Reserves	• Loan amount ≤ 1,000,000: min 3 months, >1,000,000 and ≤ 2,000,000: min 6 months, >2,000,000: min 12 months • For Mixed Use or Multifamily properties: min 6 months reserves
Seller Concessions	• 6% if 70% CLTV or less • 4% if CLTV greater than 70%
Title	• Individuals • LLCs / Corp (Maximum 4 owners allowed, all have to be borrowers and guarantors on the transaction) • Title Commitment: 60 days max age

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Purpose	Property Type	Minimum FICO	Maximum LTV/CLTV*	Maximum Loan Amount	MaximumDTI (%)
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	720	80	\$1,500,000	No DTI required
			75	\$2,000,000	
			70	\$3,500,000	
		700	80	\$1,500,000	
			75	\$2,000,000	
			70	\$3,000,000	
		680	75	\$1,500,000	
			70	\$2,500,000	
		660	70	\$2,000,000	
			55	\$2,500,000	
		640	70	\$1,000,000	
		620	65	\$1,000,000	
	SFR Rural	720	80	\$1,500,000	
			75	\$2,000,000	
			70	\$3,500,000	
		700	80	\$1,500,000	
			75	\$2,000,000	
			70	\$3,000,000	
	680	75	\$1,500,000		
		70	\$2,500,000		
	Manufactured Housing, Mixed Use, Multifamily Property	720	70	\$3,500,000	
700		70	\$3,000,000		
680		70	\$2,500,000		
Condotel	680	75	\$1,000,000		
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	720	75	\$1,500,000	
			70	\$2,000,000	
			60	\$2,500,000	
			55	\$3,000,000	
		700	75	\$1,500,000	
			65	\$2,000,000	
			60	\$2,500,000	
			55	\$3,000,000	
			70	\$1,500,000	
		680	65	\$2,000,000	
			55	\$2,500,000	
			65	\$2,000,000	
			55	\$2,500,000	
		SFR Rural	720	75	\$1,500,000
				70	\$2,000,000
	60			\$2,500,000	
	55			\$3,000,000	
	700		75	\$1,500,000	
			65	\$2,000,000	
			60	\$2,500,000	
			55	\$3,000,000	
	680	70	\$1,500,000		
		65	\$2,000,000		
		55	\$2,500,000		
		70	\$1,500,000		
	Manufactured Housing, Mixed Use, Multifamily Property	720	70	\$2,000,000	
			60	\$2,500,000	
			55	\$3,000,000	
		700	70	\$1,500,000	
			65	\$2,000,000	
			60	\$2,500,000	
		680	55	\$3,000,000	
			70	\$1,500,000	
65			\$2,000,000		
55	\$2,500,000				
Condotel	680	65	\$500,000		

* 2-4 Units (80% CLTV Max)

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

30 Year Fixed 5/6 ARM, 7/6 ARM	15 Days	30 Days	45 Days	60 Days
7.000	99.500	99.500	99.375	99.250
7.125	99.875	99.875	99.750	99.625
7.250	100.250	100.250	100.125	100.000
7.375	100.625	100.625	100.500	100.375
7.490	101.000	101.000	100.875	100.750
7.625	101.250	101.250	101.125	101.000
7.750	101.500	101.500	101.375	101.250
7.875	101.750	101.750	101.625	101.500
7.990	102.000	102.000	101.875	101.750
8.125	102.250	102.250	102.125	102.000
8.250	102.500	102.500	102.375	102.250
8.375	102.750	102.750	102.625	102.500
8.490	103.000	103.000	102.875	102.750
8.625	103.250	103.250	103.125	103.000
8.750	103.500	103.500	103.375	103.250
8.875	103.625	103.625	103.500	103.375
8.990	103.750	103.750	103.625	103.500
9.125	103.875	103.875	103.750	103.625
9.250	104.000	104.000	103.875	103.750
9.375	104.125	104.125	104.000	103.875
9.490	104.250	104.250	104.125	104.000
9.625	104.375	104.375	104.250	104.125
9.750	104.500	104.500	104.375	104.250
9.875	104.625	104.625	104.500	104.375
9.990	104.750	104.750	104.625	104.500
10.125	104.875	104.875	104.750	104.625
10.250	105.000	105.000	104.875	104.750
Max Price	102.75			

Loan Level Price Adjustments									
FICO / CLTV	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
760+	-0.750	-1.000	-1.125	-1.250	-2.500	NA	NA	NA	
740 - 759	-1.000	-1.125	-1.250	-1.500	-2.750	NA	NA	NA	
720 - 739	-1.125	-1.250	-1.625	-2.125	-3.500	NA	NA	NA	
700 - 719	-1.250	-1.625	-2.125	-2.375	-3.750	NA	NA	NA	
680 - 699	-1.500	-1.750	-2.250	-2.500	-4.000	NA	NA	NA	
660 - 679	-1.750	-2.375	-2.875	NA	NA	NA	NA	NA	
640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	
620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	
599 - 619	NA	NA	NA	NA	NA	NA	NA	NA	
0	-1.250	-1.750	-2.250	-2.500	-4.000	NA	NA	NA	

Loan Parameters	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DSCR ≥ 1.25	-0.375	-0.375	-0.375	-0.375	-0.375	NA	NA	NA
DSCR 1.00 - 1.24	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA	NA
DSCR 0.75-0.99	-1.000	-1.250	-1.500	-1.750	NA	NA	NA	NA
DSCR < 0.75	-2.000	-2.250	-2.500	NA	NA	NA	NA	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA	NA
Condotel	-1.500	-1.500	-1.500	-1.500	-2.000	NA	NA	NA
SFR Rural	-0.500	-0.500	-0.500	-0.500	-0.625	NA	NA	NA
Manufactured housing	-2.000	-2.000	-2.000	-2.000	NA	NA	NA	NA
2-4 Unit	-0.375	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
Mixed Use	-3.500	-3.500	-3.500	-3.500	NA	NA	NA	NA
Multifamily	-3.000	-3.000	-3.000	-3.000	NA	NA	NA	NA
Cashout	-0.500	-0.500	-0.500	-0.750	NA	NA	NA	NA
Loan \$500,001-1,000,000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
Loan \$1,000,001-1,500,000	-0.250	-0.250	-0.250	-0.250	NA	NA	NA	NA
Loan \$1,500,001-2,000,000	-0.750	-0.750	NA	NA	NA	NA	NA	NA
Loan \$2,000,001-2,500,000	-1.000	-1.000	NA	NA	NA	NA	NA	NA
Loan \$2,500,001-3,000,000	-1.250	NA	NA	NA	NA	NA	NA	NA
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.500	NA	NA	NA
Escrow Waiver (Excl NY)	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA	NA
Short Term Rental (Excl Condotel)	-0.250	-0.250	-0.250	-0.250	NA	NA	NA	NA
5Y PPP (inv only)	0.625	0.625	0.625	0.625	0.625	NA	NA	NA
4Y PPP (inv only)	0.375	0.375	0.375	0.375	0.375	NA	NA	NA
3Y PPP (inv only)	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
2Y PPP (inv only)	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
1Y PPP (inv only)	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA
6m PPP (inv only)	-1.500	-1.500	-1.500	-1.500	-1.500	NA	NA	NA
No PPP (inv only)	-1.750	-1.750	-1.750	-1.750	-1.750	NA	NA	NA
40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
NY	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
FTHB	-0.500	-0.500	-0.500	NA	NA	NA	NA	NA

Extension / Relock		
Extension count	Points per day	Relock
First	2.5 bps	15 days: 25 bps
Second	5 bps	30 days: 37.5 bps
Third	7.5 bps	

Foreign Nationals Can Now Borrow Up to \$3 Million
DSCR Loans & Foreign Income

Lock Desk Support	Fees	Mortgage History	Credit Event	Reserves	Primary Owner (DSCR)	5/6 ARM Cap	7/6 ARM Cap	Margin	Index
305-824-2421 lock@admortgage.com	UW Fee \$1595 MERS fee \$24.95 Tax \$80 Flood \$6.95	0x30x12 and 0x90x24	48 months	12 months	Required	2/1/5	5/1/5	5.75%	SOFR

Underwriting Requirements	
Minimum Loan Amount	• \$100,000 Maximum Loan Amount \$3,000,000
Appraisal	• 120 days age maximum • Second Appraisal required for loan amounts > \$1.5MM
Assets	• Assets sourced and seasoned for 30 days, Documents good for 120 days • Gift funds allowed (Required Borr Contribution: Inv-10%) • Overseas Assets sourced for 30 days • 1031 Exchange Eligible
Cashout	• Max Cash in Hand: No limitation for CLTV <55%; \$1,000,000 for CLTV from 55% to 65%; \$500,000 for CLTV >65% • Delayed Financing has Cash Out pricing
Country Specific	• Venezuelan Borrowers must use DSCR Grade at 60% CLTV Max (Cashout 55% CLTV Max), 12m reserves. Russian or Ukrainian can qualify under FN DSCR program. Income and assets derived from Russia or Ukraine will not be accepted.
Credit & Tradelines	• No score or 660 min FICO (No FICO) • 1 Bank Reference Letter
Credit Event	• BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event
Eligible States Inv	• AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MN, MS, MT, NC, ND, NE, NV, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VI, VT, WA, WI, WV, WY
Eligible States Inv (No License Required)	• AL, AR, CO, CT, DE, FL, GA, IA, IL, IN, KS, KY, MA, ME, MO, MS, MT, NC, NE, NH, NJ, NY, OH, OK, PA, RI, SC, TN, TX, WA, WI, WV, WY
Escrow	• Escrow Waiver Available • No Escrow Waiver Adj in NY
First-Time Homebuyer (FTHB)	• FTHB allowed: Max LA: \$1,000,000; Min FICO: 660 (No FICO); Max CLTV: 65; Min reserves: 12 months; For DSCR - Min DSCR >=0.75; For Full Doc - Max DTI 43%
Income DSCR	• DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans). Borrower income is not required. DSCR < 1 requires min FICO 680 or No FICO • 0.75 <= DSCR < 1 Cash-Out: max 70% CLTV • DSCR < 0.75 Cash-Out: max 65% CLTV
Income Full Doc / DTI	• Income by CPA Letter last 2 Years and YTD, DSCR ratio not considered. • DTI 43% Max
Interest Only	• 5/6 ARM, 30 Year Fixed, 40 Year Fixed. 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized ITIA Payment
Visa Type	• B-1, B-2, F1, H-2, H-3, I, J-1, J-2, P-1, P-2 or Visa Waiver Program with valid ESTA
Occupancy Types	• Investment properties (Vacant or Tenant Occupied - Lease Agreement Not Required if Not Used in DTI)
Points & Fees	• Total Borrower Paid Points and Fees must be less than 7% (including Lender fees) • Broker's Maximum Compensation 3.00% (Borrower Paid), 2.75% (Lender Paid, Max Price 102.75) • Lender Credit Max 2.75 points • Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation • Third Party's Processing Fee allowed • UW fee can be waived
Points Financed	• 2 Points may be financed into LA max CLTV 65%
Prepayment Penalty	• Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal • PPP not allowed and buydown is required in: AR, KS, MD (LA < \$75,000), MI, MN, NM, OH (on 1-2 units with LA < \$112,957), PA (on 1-2 units with LA < \$319,777), RI, VA (LA < \$75,000) • Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years)
Property Types	• Single Family Residence • Townhome • Warrantable / Non-Wr. Condo • Condotel • 2-4 Unit • PUD • SFR Rural (Max CLTV: 75, Min FICO: 680) • Manufactured Housing (Max CLTV: 70, Min FICO: 680) • Short-Term Rental (Max CLTV: 70) • Multifamily Property (Max CLTV: 70; Min FICO: 680; Min LA: \$400,000; DSCR ≥ 1.1) • Mixed Use Property (Max CLTV: 70; Min FICO: 680; Min LA: \$400,000; DSCR ≥ 1.1) • Leasehold
Seller Concessions	• 6% if 70% CLTV or less • 4% if CLTV greater than 70%
Title	• Individuals • LLCs/Corp (Maximum 4 owners allowed, all has to be borrowers and guarantors on the transaction)

** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Purpose	Property type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount	Maximum DTI (%)	Minimum Reserves (Months)
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	700	75	\$1,000,000	43%	12
			70	\$1,500,000		
			65	\$2,000,000		
			60	\$2,500,000		
			55	\$3,000,000		
		680	75	\$1,000,000		
			70	\$1,500,000		
			65	\$2,000,000		
			60	\$2,500,000		
		660	65	\$1,500,000		
		No FICO	75	\$1,000,000		
			70	\$1,500,000		
	65		\$2,000,000			
	60		\$2,500,000			
	55		\$3,000,000			
	SFR Rural	700	75	\$1,000,000		
			70	\$1,500,000		
			65	\$2,000,000		
			60	\$2,500,000		
			55	\$3,000,000		
		680	75	\$1,000,000		
			70	\$1,500,000		
			65	\$2,000,000		
			60	\$2,500,000		
No FICO		75	\$1,000,000			
		70	\$1,500,000			
		65	\$2,000,000			
	60	\$2,500,000				
	55	\$3,000,000				
Manufactured housing	700	70	\$1,500,000			
		65	\$2,000,000			
		60	\$2,500,000			
		55	\$3,000,000			
	680	70	\$1,500,000			
		65	\$2,000,000			
		60	\$2,500,000			
		55	\$3,000,000			
	No FICO	65	\$2,000,000			
		60	\$2,500,000			
		55	\$3,000,000			
		70	\$1,500,000			
Condotel	680, No FICO	75	\$1,000,000			
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	680	70	\$1,000,000	43%	12
			60	\$1,500,000		
			55	\$2,000,000		
		660	55	\$1,000,000		
			70	\$1,000,000		
			60	\$1,500,000		
	No FICO	55	\$2,000,000			
		70	\$1,000,000			
		60	\$1,500,000			
	SFR Rural, Manufactured housing	680	70	\$1,000,000		
			60	\$1,500,000		
			55	\$2,000,000		
		No FICO	70	\$1,000,000		
			60	\$1,500,000		
			55	\$2,000,000		
Condotel	700	65	\$500,000			
	680	60	\$500,000			
	No FICO	65	\$500,000			

Investment

Purpose	Property type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount	Maximum DTI (%)	Minimum Reserves (Months)	
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	700	75	\$1,000,000	No DTI required	12	
			70	\$1,500,000			
			60	\$2,000,000			
			55	\$2,500,000			
			50	\$3,000,000			
		680	75	\$1,000,000			
			70	\$1,500,000			
			60	\$2,000,000			
			55	\$2,500,000			
			660	65			\$1,500,000
		No FICO	75	\$1,000,000			
			70	\$1,500,000			
			60	\$2,000,000			
			55	\$2,500,000			
			50	\$3,000,000			
	SFR Rural	700	75	\$1,000,000			
			70	\$1,500,000			
			60	\$2,000,000			
			55	\$2,500,000			
			50	\$3,000,000			
		680	75	\$1,000,000			
			70	\$1,500,000			
			60	\$2,000,000			
			55	\$2,500,000			
			No FICO	75			\$1,000,000
		70		\$1,500,000			
		60		\$2,000,000			
		55		\$2,500,000			
		50		\$3,000,000			
		Manufactured housing, Mixed Use, Multifamily Property	700	70			\$1,500,000
60	\$2,000,000						
55	\$2,500,000						
50	\$3,000,000						
680	70			\$1,500,000			
	60		\$2,000,000				
	55		\$2,500,000				
	No FICO		70	\$1,500,000			
			60	\$2,000,000			
55			\$2,500,000				
50			\$3,000,000				
Condotel			680, No FICO	70	\$1,000,000		
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo		680	70	\$1,000,000	No DTI required	12
				60	\$1,500,000		
				50	\$2,000,000		
		660	55	\$750,000			
			No FICO	70	\$1,000,000		
				60	\$1,500,000		
	50	\$2,000,000					
	SFR Rural, Manufactured housing, Mixed Use, Multifamily Property	680	70	\$1,000,000			
			60	\$1,500,000			
			50	\$2,000,000			
		No FICO	70	\$1,000,000			
			60	\$1,500,000			
			50	\$2,000,000			
	Condotel	700	65	\$500,000			
		680	60	\$500,000			
No FICO		65	\$500,000				

NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Table with columns: 30 Year Fixed, 15 Days, 30 Days, 45 Days, 60 Days. Rows contain numerical values for various terms.

Table with columns: Extension count, Points per day, Relock. Rows show relock terms for first, second, and third extensions.

Table: Loan Level Price Adjustments. Columns: FICO / CLTV, 0-55, 55.01-60, 60.01-65, 65.01-70, 70.01-75, 75.01-80, 80.01-85, 85.01-90. Rows list FICO ranges and corresponding price adjustments.

Table: Loan Parameters. Columns: Loan Parameters, 0-55, 55.01-60, 60.01-65, 65.01-70, 70.01-75, 75.01-80, 80.01-85, 85.01-90. Rows list various loan features and their associated price adjustments.

Table: Lock Desk Support, Fees, Mortgage History, Credit Event, Residual Income, Reserves. Summary row with specific values for each category.

Table: Underwriting Requirements. Comprehensive table detailing requirements for Minimum Loan Amount, Appraisal, Assets, Credit & Tradelines, Credit Event, Eligible States, Income, DSCR, Escrow, Homeownership, Interest Only, New Construction, Non-Permanent Resident & FN, Occupancy Types, Points & Fees, Prepayment Penalty, Property Types, Reserves, Seller Concessions, State limitations, and Highlights.



** NMLS# 958660 A&D Mortgage LLC. Programs and Pricing are subject to change without notice. This ratesheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.

Second Mortgage



Full Doc

Purchase, Rate/Term Refinance, Cash Out

Occupancy	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Primary	1 Unit SFR, PUD, 2-4 Unit, Condo	740	90	\$350,000
			85	\$500,000
		680	85	\$500,000
			75	\$500,000
Second Home	1 Unit SFR, PUD, Condo	720	75	\$500,000
			70	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment (US Citizen, Permanent, Non-Permanent)	1 Unit SFR, PUD, 2-4 Unit, Condo	720	75	\$500,000
			70	\$500,000
		680	65	\$350,000
			60	\$450,000

Second Mortgage

Alt Doc

Purchase, Rate/Term Refinance, Cash Out

Occupancy	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Primary	1 Unit SFR, PUD, 2-4 Unit, Condo	740	85	\$350,000
			80	\$500,000
		720	85	\$350,000
			80	\$450,000
		700	75	\$500,000
			80	\$350,000
		680	75	\$500,000
			70	\$350,000
Second Home	1 Unit SFR, PUD, Condo	720	75	\$350,000
			70	\$500,000
		700	70	\$450,000
			65	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment (US Citizen, Permanent, Non-Permanent)	1 Unit SFR, PUD, 2-4 Unit, Condo	720	75	\$350,000
			70	\$500,000
		700	70	\$450,000
			65	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment Foreign National	1 Unit SFR, PUD, 2-4 Unit, Condo	720, No FICO	70	\$450,000
			70	\$350,000
		700	65	\$450,000
			60	\$450,000