

Manhattan Financial Group, Inc.
Loan Level Price Adjustments

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Lock Desk questions - 888-634-0555 or lockdesk@mfgbanking.com

Agency Conforming and High Balance Loan Parameter Price Adjustments

No Escrow	0.150	Cash Out Refinance Adj.				
Condo > 75% LTV & > 15 Yr	-0.750		<=60%	60.01-70%	70.01-75%	>75%
FICO>=620 < 660 & LTV > 90 (> 15 yr Fx Only)	-0.500	>=740	-0.500	-0.750	-0.750	-1.000
2-4 Units	-1.000	720-739	-0.500	-1.125	-1.125	-1.250
Loan Amount <\$100,000	-0.250	700-719	-0.500	-1.125	-1.125	-1.250
All High Balance C/O Refi	-1.000	680-699	-0.500	-1.250	-1.250	-1.875
High Balance Arm	-0.750	660-679	-0.750	-1.250	-1.250	-2.000
All High Balance Purch & R/T	-0.250	640-659	-0.750	-1.750	-1.750	-2.750
1-4 Unit Investment Prop LTV<=75%	-2.125	620-639	-0.750	-1.750	-1.750	-3.250
1-2 Unit Invest Prop LTV 75.01 <=80%	-3.375	All Freddie Mac ARMs >90%				-0.250
1-2 Unit Investment Prop LTV >80%	-4.125	Super Conf Cash Out ARMs				-1.750
LTV >95%	-0.500	Super Conf Purch & R/T ARMs <=75%				-1.000
CLTV >95%	-1.500	Super Conf Purch & R/T ARMs >75%				-1.750
All Freddie Mac ARMs	-0.125	All Super Conforming ARMs				-0.500
ARM >90%	-0.250	Super Conf Fixed Cashout Refi				-1.000
		Super Conf. Purch & R/T Fixed				-0.250

Max Rebate = 105.500

Fannie Mae (DU) LTV/FICO and Subordinate Financing

LTV/FICO Features > 15 years

	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%
>=740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720-739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700-719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680-699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250
660-679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640-659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620-639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250

Subordinate Financing

LTV	CLTV	<720 FICO	>=720 FICO
<65	80.01-95	-0.500	-0.250
65.01-75	80.01-95	-0.750	-0.500
75.01-95	90.01-95	-1.000	-0.750
75.01-90	76.01-90	-1.000	-0.750

All Sub. Financing (in addition to above) -.375

Freddie Mac (LP) LTV/FICO and Subordinate Financing

LTV/FICO Features Terms >15 Years

	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	>85%
>=740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250
720-739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500
700-719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000
680-699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660-679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
640-659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
620-639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250

Subordinate Financing

LTV	CLTV	FICO<720	FICO >=720
<=75	<=80	-0.375	-0.375
<=65	>80 & <=95	-0.875	-0.625
> 65 & <=75	>80 & <=95	-1.125	-0.875
>75 & <=95	>76 & <=95	-1.375	-1.125

# of Units/LTV	<=80	>80 <=85	>85
2 Units	-1.000	-1.000	-1.000
3-4 Units	-1.000	-1.500	-2.000

Government Loan Parameter Price Adjustments

FICO < 620	-2.000	FICO >= 640 <660	-0.625	FICO >= 720 <740	0.000	Max Rebate = 105.500	
FICO >= 620 <640	-1.500	FICO >= 660 <680	-0.250	FICO >= 740	+0.125	FHA Streamline -0.250	
						Loan Amount >=\$80,000 and <\$100,000	-0.500

Fixed and ARM DU Refi Plus Adjustments

LTV/FICO Features Terms >15 Years										Subordinate Financing			
	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%	>97%	LTV	CLTV	<720 FICO	>=720 FICO
>=740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	65.01-75	90.01-95	-0.500	-0.250
720-739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	75.01-95	90.01-95	-0.500	-0.250
700-719	0.000	-0.500	-0.500	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	75.01-90	76.01-90	-0.250	0.000
680-699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	All Sub Fin. (in addition to above)			
660-679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	Investment Prop LTV<=75			
640-659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	Investment Prop LTV>75 and <=80			
620-639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	Investment Prop LTV >80			

Price Caps - Fannie Mae DU Refi Plus

Loan Term	LTV	Occupancy	Price Cap
<=20Y	>80%	OO	0
>20Y	>80%	OO	0.5
ALL	>80%	2nd	1.75
ALL	>80%	INV	1.75
ALL	<=80%	ALL	1.75

Excluded from the FNMA Price Caps

HB DU Refi Plus	-1.500
No Escrow	-0.125
Loan Amount <\$100,000	-0.250
DURP Arm HB >75% LTV/CLTV	-1.500
DURP ARM HB <=75% LTV/CLTV	-0.750

16-20 Yr & >125% LTV	+0.750
5/2/5 CAP - 5/1 ARM	+0.125
ARM LTV > 90%	-0.250
LTV>95 and <= 97	-0.500
LTV >97	-1.000
CLTV >95	-1.500
Condo >75% LTV & > 15 Years	-0.750
2-4 Units	-1.000

Additional Adjustments

State Adjustments		Loan Amount Adjustments		Fannie Mae 5-10 Financed Properties	(0.250)
Utah	(0.250)	Loan Amount 80K - 99,999	(0.375)		
California, Colorado, Wyoming		Loan Amount 100k - 124,999	(0.375)		
Oregon, Washington	0.000	Loan Amount 125K - 149,999	(0.375)		

MFG's minimum loan amount is \$80K

MFG Underwriting Fee Buyout

Loan Amount	Price Adjustment
80,000 - 150,000	1.000
150,001 - 250,000	0.600
250,001 - 417,000	0.375
417,001 - 700,000	0.250
700,001 - 3,000,000	0.125

Fee buyout option will be applied manually
Contact the MFG Lock Desk in order for this adjustment to be applied.

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Super Jumbo AA Adjustments

LTV/CLTV

FIXED						ARM					
FICO	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	FICO	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
>= 760	+0.500	+0.375	+0.250	-0.125	-0.250	>= 760	+0.375	+0.250	+0.125	-0.125	-0.375
740 - 759	+0.375	+0.250	+0.125	-0.250	-0.625	740 - 759	+0.250	+0.125	0.000	-0.375	-0.750
720 - 739	+0.250	+0.125	0.000	-0.500	-0.750	720 - 739	+0.125	0.000	-0.125	-0.625	-0.875
700 - 719	+0.125	-0.125	-0.250	-0.750	-1.125	700 - 719	0.000	-0.125	-0.375	-0.875	-1.250
< 700	0.000	-0.250	x	x	x	< 700	-0.125	-0.375	x	x	x
Loan Amt	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	Loan Amt	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
Up to 1mm	+0.250	+0.125	0.000	0.000	0.000	Up to 1mm	+0.250	+0.125	0.000	0.000	0.000
1.0+ - 1.5mm	+0.125	0.000	0.000	-0.125	-0.250	1.0+ - 1.5mm	+0.125	0.000	0.000	-0.125	-0.250
1.5+ - 2.0mm	0.000	0.000	0.000	x	x	1.5+ - 2.0mm	0.000	0.000	0.000	x	x
2.0+ - 2.5mm	0.000	0.000	0.000	x	x	2.0+ - 2.5mm	0.000	0.000	0.000	x	x
Other	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	Other	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
2nd Home	0.000	-0.250	-0.375	-0.625	x	2nd Home	0.000	-0.250	-0.375	-0.625	x
Purch (15 yr)	+0.125	+0.125	+0.125	+0.125	0.000	Purchase	+0.125	+0.125	+0.125	+0.125	0.000
Purch (30 yr)	+0.250	+0.250	+0.250	+0.250	+0.250	Cashout Refi	-0.250	-0.375	-0.500	-1.375	x
Cashout Refi	-0.125	-0.250	-0.375	-1.250	x	2-4 Units	0.000	0.000	-0.250	-0.500	-0.875
2-4 Units	0.000	0.000	-0.250	-0.500	-0.875	DTI >40%	0.000	0.000	0.000	-0.250	-0.375
DTI >40%	0.000	0.000	0.000	-0.125	-0.250						

Other Jumbo Adjustments

30 yr Fixed in CA	-0.375
ARM in CA	-0.250

Loan Balance Increase

45,000.01 - 75,000	-0.125
75,000.01 - 150,000	-0.250
150,000+	NA

Maximum Price After Adjustments/Before LPC

30 Year Fixed	101.525
15 Year Fixed	101.275
ARMS	101.150