

# Borrower Paid Rate Sheet

(Broker Comp not Included)

Effective Date  
9/16/20 6:47 AM

## Lock Desk Hours

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

## Home Office Address

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

## Loss Payee Clause / CPL Clause

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

		<u>Loan Amount</u>	<u>Loan Fee Buyout*</u>
All Conventional Loans:	\$599	Greater than \$400,000	cost 15bps
Government Loans:	\$599	\$250,001 - 400,000	cost 20bps
FHA Streamline Loans:	\$199	Less than or = \$250,000	cost 30bps
VA IRRRLS	\$199		
Tax Service (All Loans):	\$69	*Loan Fee Buyout does not include Tax and Flood Service fees	
Flood Insurance:	\$12		

## Mortgage FHA and VA ID's

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

## Support

[tpoconciierge@commercemtq.com](mailto:tpoconciierge@commercemtq.com)  
Call 888-340-4010 Option 2

## Licensing Information

See our website for full licensing details  
[www.commercetpo.com/licensing](http://www.commercetpo.com/licensing)

## This rate sheet is indicative pricing only

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

## Conforming and High Balance Programs

30YR / 25YR FIXED				20YR FIXED				15YR / 10YR FIXED			
Rate	45-Day	60-Day		Rate	45-Day	60-Day		Rate	45-Day	60-Day	
2.500	-0.425	-0.325		2.500	-0.419	-0.319		2.250	-1.265	-1.165	
2.625	-0.862	-0.762		2.625	-0.991	-0.891		2.375	-1.694	-1.594	
2.750	-1.593	-1.493		2.750	-1.671	-1.571		2.500	-2.119	-2.019	
2.875	-2.192	-2.092		2.875	-2.210	-2.110		2.625	-2.526	-2.426	
2.990	-2.649	-2.549		3.000	-2.597	-2.497		2.750	-2.904	-2.804	
3.000	-2.699	-2.599		3.125	-2.964	-2.864		2.875	-3.233	-3.133	
3.125	-2.986	-2.886		3.250	-3.518	-3.418		3.000	-3.474	-3.374	
3.250	-3.446	-3.346		3.375	-3.933	-3.833		3.125	-3.733	-3.633	
3.375	-3.930	-3.830		3.500	-4.238	-4.138		3.250	-3.537	-3.437	
3.500	-4.264	-4.164		3.625	-4.499	-4.399		3.375	-3.790	-3.690	
3.625	-4.529	-4.429		3.750	-3.266	-3.166		3.500	-3.993	-3.893	
3.750	-3.365	-3.265		3.875	-3.598	-3.498		3.625	-4.264	-4.164	
3.875	-3.702	-3.602		4.000	-3.826	-3.726		3.750	-4.107	-4.007	
3.990	-3.902	-3.802		4.125	-4.042	-3.942		3.875	-4.282	-4.182	
4.000	-3.952	-3.852		4.250	-3.897	-3.797		4.000	-4.563	-4.463	

30YR FIXED HB				20YR FIXED HB				15YR / 10 YR FIXED HB			
Rate	45-Day	60-Day		Rate	45-Day	60-Day		Rate	45-Day	60-Day	
2.750	-0.257	-0.157		2.750	-0.254	-0.154		2.250	-0.361	-0.261	
2.875	-0.871	-0.771		2.875	-0.802	-0.702		2.375	-0.725	-0.625	
2.990	-1.287	-1.187		3.000	-1.240	-1.140		2.500	-1.132	-1.032	
3.000	-1.337	-1.237		3.125	-1.411	-1.311		2.625	-1.448	-1.348	
3.125	-1.509	-1.409		3.250	-1.135	-1.035		2.750	-1.713	-1.613	
3.250	-0.926	-0.826		3.375	-1.526	-1.426		2.875	-1.907	-1.807	
3.375	-1.410	-1.310		3.500	-1.789	-1.689		3.000	-2.112	-2.012	
3.500	-1.781	-1.681		3.625	-1.929	-1.829		3.125	-2.295	-2.195	
3.625	-2.009	-1.909		3.750	-0.742	-0.642		3.250	-1.409	-1.309	
3.750	-0.633	-0.533		3.875	-1.057	-0.957		3.375	-1.585	-1.485	
3.875	-0.948	-0.848		4.000	-1.272	-1.172		3.500	-1.729	-1.629	
3.990	-1.113	-1.013		4.125	-1.407	-1.307		3.625	-1.916	-1.816	
4.000	-1.163	-1.063		4.250	-0.551	-0.451		3.750	-0.673	-0.573	
4.125	-1.298	-1.198		4.375	-0.829	-0.729		3.875	-0.876	-0.776	
4.250	-0.471	-0.371		4.500	-1.037	-0.937		4.000	-1.073	-0.973	
4.375	-0.749	-0.649		4.625	-1.161	-1.061		4.125	-1.239	-1.139	
4.500	-0.957	-0.857		4.750	-1.367	-1.267		4.250	-0.841	-0.741	
				4.875	-1.621	-1.521		4.375	-0.959	-0.859	

FNMA 30yr HomeReady FIXED				FHLMC 30yr HomePossible FIXED			
Rate	45-Day	60-Day		Rate	45-Day	60-Day	
2.625	-0.797	-0.697		2.625	-0.674	-0.574	
2.750	-1.532	-1.432		2.750	-1.482	-1.382	
2.875	-2.130	-2.030		2.875	-2.111	-2.011	
3.000	-2.651	-2.551		3.000	-2.617	-2.517	
3.125	-2.983	-2.883		3.125	-2.923	-2.823	
3.250	-3.467	-3.367		3.250	-3.405	-3.305	
3.375	-3.888	-3.788		3.375	-3.903	-3.803	
3.500	-4.219	-4.119		3.500	-4.279	-4.179	
3.625	-4.484	-4.384		3.625	-4.566	-4.466	
3.750	-3.509	-3.409		3.750	-3.500	-3.400	
3.875	-3.846	-3.746		3.875	-3.879	-3.779	
4.000	-4.097	-3.997		4.000	-4.161	-4.061	
4.125	-4.314	-4.214		4.125	-4.396	-4.296	

\*\*\*Conventional LLPA's available on the following page\*\*\*

## Conforming and High Balance Programs LLPAs

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

  

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

  

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

  

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

  

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

  

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

  

\*CDFI Eligible and Kern County may be used cumulatively

  

Adverse Market Refinance Fee	
All Refinances	0.000

  

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

## FHA/VA and HB Programs

FHA 30YR / 25YR / 20YR FIXED			FHA 15YR / 10YR FIXED			FHA 30 Year FIXED HB		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.250	-0.346	-0.258	2.250	-1.068	-0.944	2.750	-0.068	0.000
2.375	-0.446	-0.358	2.375	-1.168	-1.044	2.875	-0.168	-0.100
2.500	-0.546	-0.458	2.500	-1.268	-1.144	3.000	-0.268	-0.200
2.625	-0.646	-0.558	2.625	-1.368	-1.244	3.125	-0.368	-0.300
2.750	-1.918	-1.850	2.750	-2.187	-2.161	3.250	0.060	0.067
2.875	-2.018	-1.950	2.875	-2.287	-2.261	3.375	-0.040	-0.033
3.000	-2.118	-2.050	3.000	-2.387	-2.361	3.500	-0.140	-0.133
3.125	-2.218	-2.150	3.125	-2.487	-2.461	3.625	-0.240	-0.233
3.250	-1.790	-1.783	3.250	-2.336	-2.359	3.750	-0.267	-0.314
3.375	-1.890	-1.883	3.375	-2.436	-2.459	3.875	-0.367	-0.414
3.500	-1.990	-1.983	3.500	-2.536	-2.559	4.000	-0.467	-0.514
3.625	-2.090	-2.083	3.625	-2.636	-2.659	4.125	-0.567	-0.614
3.750	-2.117	-2.164	3.750	-2.080	-2.167	4.250	-1.394	-1.434
3.875	-2.217	-2.264	3.875	-2.180	-2.267	4.375	-1.494	-1.534

VA 30YR / 25YR / 20YR FIXED			VA 15YR / 10YR FIXED			VA 30 Year FIXED HB		
Rate	45-Day	60-Day	Rate	45-Day	60-Day	Rate	45-Day	60-Day
2.250	-0.346	-0.258	2.250	-1.068	-0.944	2.750	-0.068	0.000
2.375	-0.446	-0.358	2.375	-1.168	-1.044	2.875	-0.168	-0.100
2.500	-0.546	-0.458	2.500	-1.268	-1.144	3.000	-0.268	-0.200
2.625	-0.646	-0.558	2.625	-1.368	-1.244	3.125	-0.368	-0.300
2.750	-1.918	-1.850	2.750	-2.187	-2.161	3.250	0.060	0.067
2.875	-2.018	-1.950	2.875	-2.287	-2.261	3.375	-0.040	-0.033
3.000	-2.118	-2.050	3.000	-2.387	-2.361	3.500	-0.140	-0.133
3.125	-2.218	-2.150	3.125	-2.487	-2.461	3.625	-0.240	-0.233
3.250	-1.790	-1.783	3.250	-2.336	-2.359	3.750	-0.267	-0.314
3.375	-1.890	-1.883	3.375	-2.436	-2.459	3.875	-0.367	-0.414
3.500	-1.990	-1.983	3.500	-2.536	-2.559	4.000	-0.467	-0.514
3.625	-2.090	-2.083	3.625	-2.636	-2.659	4.125	-0.567	-0.614
3.750	-2.117	-2.164	3.750	-2.080	-2.167	4.250	-1.394	-1.434
3.875	-2.217	-2.264	3.875	-2.180	-2.267	4.375	-1.494	-1.534

Pricing Adjustments (FHA/VA/USDA)		MANUFACTURED HOMES		Extended Lock Terms						
Credit Score	Adjustment	FHA	VA	Lock Term	120-Day	150-Day	180-Day	120-Day	150-Day	180-Day
640-679	0.500		1.000	Upfront Fee	1.000	1.000	1.000	0.500	0.500	0.500
620-639	1.000		1.375	Rate Add-on (a)	0.375	0.500	0.625	0.500	0.625	0.750
600-619	1.500									
580-599	2.500									
IRRL/Streamline No FICO	0.250	Texas A6 Transactions Not Permitted								
IRRL LTV/CLTV > 100%	0.375	VA Maximum Loan Amount \$1,500,000								
VA Cash Out < 90% LTV/CLTV	0.500	VA Loan Amounts > \$1M = Maximum 90% LTV								
Non-Owner	0.500									
DTI > 50%	0.350									
BPC Transactions on VA Loans	0.250									
Property Location		Property Location		Loan Amount Adjustments (FHA/VA/USDA)						
County	Adjustment	County	Adjustment	Loan Amount	Adjustment	MINIMUM ALLOWABLE LOAN AMOUNT \$50,000				
Kern County, CA	-0.500			< 100,000	1.000					
				Lock Extension Fee:	1 bp per request + 1 bp per day					