MERCHANTS BANK

AGENCY PROGRAM Best Efforts Rate Sheet

Member FDIC

Rate Sheet Disclosures

Information is intended for Mortgage Professionals only and not for distribution to consumers
All base prices listed below include SRP values
Pricing and product eligibility are subject to change without notice
For off-sheet pricing requests, please contact the Lock Desk

Business Hours and Contact Information

Best Efforts Pricing Availability (Monday - Friday):	10:30 AM - 10:00 PM EST
Mandatory Pricing Availability (Monday - Friday):	10:30 AM - 4:00 PM EST
Lock Desk Staffing Hours (Monday - Friday):	8:00 AM - 5:00 PM EST
Lock Desk Phone:	317.798.2410
Lock Desk Email:	lockdesk@bankmerchants.com

Current Turn Times

Underwriting Reviews	**Agency & Govt**
Initial Underwriting Decision	1 Day
Underwriting Condition Review	1 Day
Closed Loan Review	
Initial Closed Loan Review	2 Days
Condition Review	1 Day
Collateral Review	1 Day

Lock Expiration Calendar

15 Day	Tuesday, November 3, 2026
30 Day	Wednesday, November 18, 2026
45 Day	Thursday, December 3, 2026
60 Day	Friday, December 18, 2026
75 Day	Monday, January 4, 2027

FNMA FIXED RATE CONVENTIONAL

Rate Sheet Disclosures

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317.798.2410
lockdesk@bankmerchants.com
BE Pricing Availability: 10:30 AM - 10:00 PM EST
Effective Date/Time: 10/19/2026 10:01 AM
Rate Sheet Code: 19OCT2026-A

FNMA 30yr Fixed (FN30)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.875	95.656	95.570	95.494	95.433	95.360
5.990	96.358	96.266	96.185	96.117	96.037
6.000	96.419	96.327	96.245	96.177	96.096
6.125	97.107	97.015	96.932	96.865	96.783
6.250	97.767	97.675	97.592	97.525	97.443
6.375	98.394	98.302	98.220	98.153	98.071
6.490	98.944	98.836	98.744	98.672	98.585
6.500	98.995	98.886	98.793	98.721	98.634
6.625	99.598	99.489	99.388	99.302	99.201
6.750	100.145	100.036	99.936	99.850	99.749
6.875	100.693	100.568	100.452	100.353	100.241
6.990	101.194	101.068	100.953	100.854	100.737
7.000	101.241	101.115	101.000	100.901	100.783
7.125	101.729	101.603	101.487	101.389	101.271
7.250	102.317	102.106	101.950	101.852	101.734
7.375	102.813	102.596	102.420	102.292	102.148
7.490	103.191	102.973	102.780	102.619	102.449
7.500	103.230	103.012	102.818	102.654	102.481
7.625	103.601	103.384	103.189	103.026	102.852
7.750	103.795	103.645	103.531	103.462	103.365
7.875	104.189	104.039	103.925	103.856	103.759

FNMA 20yr Fixed (FN20)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	95.880	95.771	95.670	95.581	95.482
5.625	96.523	96.414	96.313	96.224	96.124
5.750	97.416	97.290	97.178	97.083	96.974
5.875	98.058	97.933	97.821	97.725	97.616
5.990	98.638	98.512	98.400	98.305	98.196
6.000	98.688	98.563	98.450	98.356	98.246
6.125	99.309	99.184	99.072	98.977	98.867
6.250	99.908	99.782	99.670	99.576	99.466
6.375	100.483	100.357	100.245	100.152	100.041
6.490	100.949	100.823	100.711	100.618	100.507
6.500	100.993	100.867	100.755	100.662	100.551
6.625	101.453	101.327	101.215	101.122	101.011
6.750	101.693	101.551	101.434	101.348	101.244
6.875	102.152	102.009	101.893	101.808	101.703
6.990	102.534	102.392	102.276	102.190	102.085
7.000	102.571	102.429	102.312	102.227	102.122
7.125	102.979	102.836	102.720	102.635	102.529
7.250	102.893	102.767	102.652	102.554	102.435
7.375	103.309	103.184	103.068	102.970	102.852
7.490	103.627	103.501	103.385	103.288	103.169
7.500	103.660	103.535	103.419	103.322	103.203

FNMA 15yr Fixed (FN15)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	98.187	98.112	98.038	97.976	97.904
5.625	98.625	98.549	98.476	98.413	98.342
5.750	99.234	99.133	99.037	98.962	98.876
5.875	99.661	99.561	99.464	99.389	99.304
5.990	100.025	99.925	99.828	99.754	99.667
6.000	100.058	99.958	99.862	99.787	99.701
6.125	100.436	100.335	100.239	100.164	100.078
6.250	100.791	100.691	100.595	100.521	100.434
6.375	101.095	100.994	100.898	100.824	100.737
6.490	101.355	101.254	101.158	101.085	100.997
6.500	101.379	101.279	101.182	101.109	101.022
6.625	101.697	101.592	101.492	101.420	101.332
6.750	102.015	101.906	101.803	101.731	101.642
6.875	102.306	102.198	102.094	102.022	101.934
6.990	102.585	102.476	102.373	102.301	102.212
7.000	102.610	102.502	102.398	102.327	102.238
7.125	102.871	102.763	102.659	102.588	102.499
7.250	102.876	102.784	102.696	102.631	102.548
7.375	103.105	103.012	102.924	102.860	102.777
7.490	103.294	103.201	103.113	103.049	102.966
7.500	103.314	103.222	103.134	103.070	102.987

FNMA 10yr Fixed (FN10)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	99.212	99.120	99.030	98.954	98.870
5.625	99.549	99.457	99.368	99.292	99.207
5.750	100.070	99.970	99.873	99.798	99.712
5.875	100.397	100.297	100.201	100.126	100.040
5.990	100.674	100.574	100.477	100.403	100.316
6.000	100.700	100.599	100.503	100.428	100.342
6.125	100.987	100.887	100.790	100.716	100.629
6.250	101.259	101.159	101.062	100.989	100.902
6.375	101.489	101.389	101.292	101.219	101.131
6.490	101.684	101.583	101.487	101.414	101.326
6.500	101.702	101.602	101.506	101.432	101.345
6.625	101.941	101.841	101.744	101.672	101.584
6.750	101.867	101.758	101.655	101.583	101.494
6.875	102.086	101.977	101.874	101.802	101.713
6.990	102.300	102.192	102.089	102.021	101.936
7.000	102.320	102.211	102.109	102.041	101.956
7.125	102.519	102.423	102.332	102.267	102.184
7.250	102.735	102.642	102.554	102.490	102.407
7.375	102.902	102.810	102.721	102.657	102.574
7.490	103.035	102.943	102.854	102.790	102.707
7.500	103.051	102.958	102.870	102.806	102.723

FNMA 30yr Fixed High Balance (FN30HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
6.000	95.748	95.622	95.510	95.416	95.306
6.125	96.413	96.288	96.175	96.081	95.971
6.250	97.053	96.928	96.816	96.722	96.611
6.375	97.662	97.537	97.425	97.331	97.220
6.490	98.160	98.034	97.922	97.829	97.718
6.500	98.206	98.081	97.969	97.875	97.764
6.625	98.699	98.573	98.461	98.368	98.257
6.750	98.932	98.790	98.659	98.546	98.417
6.875	99.418	99.276	99.145	99.033	98.903
6.990	99.824	99.681	99.551	99.439	99.309
7.000	99.862	99.720	99.589	99.477	99.347
7.125	100.260	100.118	99.987	99.875	99.745
7.250	100.572	100.413	100.267	100.142	99.996
7.375	100.981	100.822	100.676	100.552	100.405
7.490	101.275	101.116	100.971	100.847	100.700
7.500	101.307	101.148	101.002	100.878	100.731
7.625	101.587	101.428	101.283	101.159	101.011
7.750	101.095	100.810	100.556	100.339	100.106
7.875	101.386	101.102	100.847	100.631	100.397
7.990	101.640	101.356	101.102	100.885	100.652
8.000	101.665	101.381	101.126	100.910	100.676

FNMA 15yr Fixed High Balance (FN15HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	96.810	96.718	96.629	96.553	96.468
5.625	97.230	97.138	97.048	96.973	96.888
5.750	97.630	97.538	97.448	97.373	97.287
5.875	97.995	97.903	97.813	97.738	97.652
5.990	98.303	98.211	98.122	98.047	97.961
6.000	98.332	98.240	98.150	98.076	97.989
6.125	98.629	98.537	98.447	98.373	98.287
6.250	98.816	98.699	98.586	98.499	98.399
6.375	99.098	98.981	98.868	98.781	98.681
6.490	99.340	99.222	99.110	99.023	98.922
6.500	99.362	99.245	99.133	99.046	98.945
6.625	99.627	99.510	99.397	99.311	99.210
6.750	99.713	99.587	99.468	99.382	99.280
6.875	99.959	99.833	99.714	99.628	99.527
6.990	100.188	100.062	99.943	99.858	99.756
7.000	100.209	100.083	99.964	99.879	99.776
7.125	100.406	100.280	100.161	100.076	99.974
7.250	100.395	100.286	100.182	100.104	100.008
7.375	100.565	100.456	100.352	100.274	100.178
7.490	100.692	100.583	100.478	100.401	100.304
7.500	100.707	100.598	100.494	100.417	100.320

FNMA HomeReady 30yr Fixed (FN30HR)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.875	95.556	95.470	95.394	95.333	95.260
5.990	96.258	96.166	96.085	96.017	95.937
6.000	96.319	96.227	96.145	96.077	95.996
6.125	97.007	96.915	96.832	96.765	96.683
6.250	97.667	97.575	97.492	97.425	97.343
6.375	98.294	98.202	98.120	98.053	97.971
6.490	98.844	98.736	98.644	98.572	98.485
6.500	98.895	98.786	98.693	98.621	98.534
6.625	99.498	99.389	99.288	99.202	99.101
6.750	100.045	99.936	99.836	99.750	99.649
6.875	100.593	100.468	100.352	100.253	100.141
6.990	101.094	100.968	100.853	100.754	100.637
7.000	101.141	101.015	100.900	100.801	100.683
7.125	101.629	101.503	101.387	101.289	101.171
7.250	102.217	102.006	101.850	101.752	101.634
7.375	102.713	102.496	102.320	102.192	102.048
7.490	103.091	102.873	102.680	102.519	102.349
7.500	103.130	102.912	102.718	102.554	102.381
7.625	103.501	103.284	103.089	102.926	102.752
7.750	103.695	103.545	103.431	103.362	103.265
7.875	104.089	103.939	103.825	103.756	103.659

FNMA HomeReady 15yr Fixed (FN15HR)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.000	95.970	95.912	95.851	95.787	95.718
5.125	96.418	96.359	96.299	96.235	96.165
5.250	97.297	97.222	97.148	97.085	97.014
5.375	97.745	97.669	97.596	97.533	97.462
5.490	98.152	98.076	98.003	97.940	97.869
5.500	98.187	98.112	98.038	97.976	97.904
5.625	98.625	98.549	98.476	98.413	98.342
5.750	99.234	99.133	99.037	98.962	98.876
5.875	99.661	99.561	99.464	99.389	99.304
5.990	100.025	99.925	99.828	99.754	99.667
6.000	100.058	99.958	99.862	99.787	99.701
6.125	100.436	100.335	100.239	100.164	100.078
6.250	100.791	100.691	100.595	100.521	100.434
6.375	101.095	100.994	100.898	100.824	100.737
6.490	101.355	101.254	101.158	101.085	100.997
6.500	101.379	101.279	101.182	101.109	101.022
6.625	101.697	101.592	101.492	101.420	101.332
6.750	102.015	101.906	101.803	101.731	101.642
6.875	102.306	102.198	102.094	102.022	101.934
6.990	102.585	102.476	102.373	102.301	102.212
7.000	102.610	102.502	102.398	102.327	102.238

FNMA HomeReady 30yr Fixed High Balance (FN30HBHR)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.875	95.004	94.878	94.766	94.671	94.562
5.990	95.689	95.563	95.451	95.356	95.247
6.000	95.748	95.622	95.510	95.416	95.306
6.125	96.413	96.288	96.175	96.081	95.971
6.250	97.053	96.928	96.816	96.722	96.611
6.375	97.662	97.537	97.425	97.331	97.220
6.490	98.160	98.034	97.922	97.829	97.718
6.500	98.206	98.081	97.969	97.875	97.764
6.625	98.699	98.573	98.461	98.368	98.257
6.750	98.932	98.790	98.659	98.546	98.417
6.875	99.418	99.276	99.145	99.033	98.903
6.990	99.824	99.681	99.551	99.439	99.309
7.000	99.862	99.720	99.589	99.477	99.347
7.125	100.260	100.118	99.987	99.875	99.745
7.250	100.572	100.413	100.267	100.142	99.996
7.375	100.981	100.822	100.676	100.552	100.405
7.490	101.275	101.116	100.971	100.847	100.700
7.500	101.307	101.148	101.002	100.878	100.731
7.625	101.587	101.428	101.283	101.159	101.011
7.750	101.095	100.810	100.556	100.339	100.106
7.875	101.386	101.102	100.847	100.631	100.397

FNMA HomeReady 15yr Fixed High Balance (FN15HBHR)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.250	95.944	95.852	95.762	95.686	95.601
5.375	96.378	96.286	96.196	96.120	96.035
5.490	96.776	96.684	96.594	96.518	96.433
5.500	96.810	96.718	96.629	96.553	96.468
5.625	97.230	97.138	97.048	96.973	96.888
5.750	97.630	97.538	97.448	97.373	97.287
5.875	97.995	97.903	97.813	97.738	97.652
5.990	98.303	98.211	98.122	98.047	97.961
6.000	98.332	98.240	98.150	98.076	97.989
6.125	98.629	98.537	98.447	98.373	98.287
6.250	98.816	98.699	98.586	98.499	98.399
6.375	99.098	98.981	98.868	98.781	98.681
6.490	99.340	99.222	99.110	99.023	98.922
6.500	99.362	99.245	99.133	99.046	98.945
6.625	99.627	99.510	99.397	99.311	99.210
6.750	99.713	99.587	99.468	99.382	99.280
6.875	99.959	99.833	99.714	99.628	99.527
6.990	100.188	100.062	99.943	99.858	99.756
7.000	100.209	100.083	99.964	99.879	99.776
7.125	100.406	100.280	100.161	100.076	99.974
7.250	100.395	100.286	100.182	100.104	100.008

FNMA RefiNow 30yr Fixed (FN30RN)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.875	95.656	95.570	95.494	95.433	95.360
5.990	96.358	96.266	96.185	96.117	96.037
6.000	96.419	96.327	96.245	96.177	96.096
6.125	97.107	97.015	96.932	96.865	96.783
6.250	97.767	97.675	97.592	97.525	97.443
6.375	98.394	98.302	98.220	98.153	98.071
6.490	98.944	98.836	98.744	98.672	98.585
6.500	98.995	98.886	98.793	98.721	98.634
6.625	99.598	99.489	99.388	99.302	99.201
6.750	100.145	100.036	99.936	99.850	99.749
6.875	100.693	100.568	100.452	100.353	100.241
6.990	101.194	101.068	100.953	100.854	100.737
7.000	101.241	101.115	101.000	100.901	100.783
7.125	101.729	101.603	101.487	101.389	101.271
7.250	102.317	102.106	101.950	101.852	101.734
7.375	102.813	102.596	102.420	102.292	102.148
7.490	103.191	102.973	102.780	102.619	102.449
7.500	103.230	103.012	102.818	102.654	102.481
7.625	103.601	103.384	103.189	103.026	102.852
7.750	103.795	103.645	103.531	103.462	103.365
7.875	104.189	104.039	103.925	103.856	103.759

FNMA RefiNow 15yr Fixed (FN15RN)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.000	95.970	95.912	95.851	95.787	95.718
5.125	96.418	96.359	96.299	96.235	96.165
5.250	97.297	97.222	97.148	97.085	97.014
5.375	97.745	97.669	97.596	97.533	97.462
5.490	98.152	98.076	98.003	97.940	97.869
5.500	98.187	98.112	98.038	97.976	97.904
5.625	98.625	98.549	98.476	98.413	98.342
5.750	99.234	99.133	99.037	98.962	98.876
5.875	99.661	99.561	99.464	99.389	99.304
5.990	100.025	99.925	99.828	99.754	99.667
6.000	100.058	99.958	99.862	99.787	99.701
6.125	100.436	100.335	100.239	100.164	100.078
6.250	100.791	100.691	100.595	100.521	100.434
6.375	101.095	100.994	100.898	100.824	100.737
6.490	101.355	101.254	101.158	101.085	100.997
6.500	101.379	101.279	101.182	101.109	101.022
6.625	101.697	101.592	101.492	101.420	101.332
6.750	102.015	101.906	101.803	101.731	101.642
6.875	102.306	102.198	102.094	102.022	101.934
6.990	102.585	102.476	102.373	102.301	102.212
7.000	102.610	102.502	102.398	102.327	102.238

FNMA CONVENTIONAL LLPAs

*** All LLPAs are cumulative ***

PURCHASE FICO/LTV LLPAs (Terms > 15 Years)

	LTV								
FICO	≤ 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	0.000	0.000	0.000	0.000	-0.375	-0.375	-0.250	-0.250	-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

LIMITED CASH-OUT REFINANCE FICO/LTV LLPAs (Terms > 15 Years)

	LTV								
FICO	≤ 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	0.000	0.000	0.000	-0.125	-0.500	-0.625	-0.500	-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

CASH-OUT REFINANCE FICO/LTV LLPAs (All Terms)

	LTV								
FICO	≤ 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	-0.375	-0.375	-0.625	-0.875	-1.375	n/a	n/a	n/a	n/a
760 – 779	-0.375	-0.375	-0.875	-1.250	-1.875	n/a	n/a	n/a	n/a
740 – 759	-0.375	-0.375	-1.000	-1.625	-2.375	n/a	n/a	n/a	n/a
720 – 739	-0.375	-0.500	-1.375	-2.000	-2.750	n/a	n/a	n/a	n/a
700 – 719	-0.375	-0.500	-1.625	-2.625	-3.250	n/a	n/a	n/a	n/a
680 – 699	-0.375	-0.625	-2.000	-2.875	-3.750	n/a	n/a	n/a	n/a
660 – 679	-0.375	-0.875	-2.750	-4.000	-4.750	n/a	n/a	n/a	n/a
640 – 659	-0.375	-1.375	-3.125	-4.625	-5.125	n/a	n/a	n/a	n/a
≤ 639	-0.375	-1.375	-3.375	-4.875	-5.125	n/a	n/a	n/a	n/a

Product Feature LLPAs

	LTV								
Product Feature	≤ 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%
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	n/a	n/a
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	n/a	n/a	n/a
Attached Condo	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured Home[5]	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Manufactured Home Additional[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2-4 Units	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
DTI Ratio > 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Subordinate Financing[3]	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
High Balance Cash-Out Refi[2]	-1.250	-1.250	-1.500	-1.500	-1.750	n/a	n/a	n/a	n/a
High Balance Purchase & LCOR[2]	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	n/a
25yr Term[1]	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030
20yr Term[1]	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070
10yr Term[1]	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120
Escrow Waiver Fee[1]	-0.230	-0.230	-0.230	-0.230	-0.230	-0.230	-0.230	n/a	n/a
Temporary Buydown[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MBI FICO ≥ 720[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.010	-0.030
MBI FICO 680 – 719[1]	-0.020	-0.020	-0.020	-0.020	-0.020	-0.020	-0.020	-0.030	-0.050
MBI FICO 660 – 679[1]	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.080	-0.100
MBI FICO 620 – 659[1]	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.110	-0.130

Cumulative LLPA Caps[6]

Affordable LLPA Caps	0.000

State LLPAS[1]

State	Adjustment	State	Adjustment
AK	-0.020	MS	-0.020
AL	-0.010	MT	-0.020
AR	-0.010	NC	-0.010
AZ	-0.010	ND	-0.010
CA	-0.160	NE	-0.010
CO	0.000	NH	-0.020
CT	-0.010	NJ	0.000
DC	0.000	NM	0.000
DE	0.000	NV	0.000
FL	0.050	OH	0.000
GA	-0.010	OK	-0.010
HI	-0.010	OR	-0.020
IA	0.000	PA	0.000
ID	-0.020	RI	-0.010
IL	-0.040	SC	0.000
IN	0.000	SD	-0.010
KS	-0.010	TN	-0.010
KY	0.000	TX	0.130
LA	0.000	UT	-0.010
MA	-0.140	VA	-0.010
MD	-0.040	VT	0.000
ME	-0.020	WA	-0.040
MI	0.050	WI	-0.010
MN	-0.020	WV	-0.010
MO	-0.010	WY	-0.010

Loan Amount LLPAs[1]

Loan Amount	Adjustment
< $50,000	-1.400
$50,000 - $99,999	-0.420
$100,000 - $149,999	-0.160
$150,000 - $199,999	-0.070
$200,000 - $249,999	-0.030
$250,000 - $299,999	0.000
$300,000 - $349,999	0.020
$350,000 - $549,999	0.030
$550,000 - $650,000	0.040
> $650,000	-0.100

Extension Fees[4]

Extension Fees	-0.020 / day

[1] LLPAs not subject to Cumulative LLPA Caps.
[2] Applies to High Balance loans only.
[3] LLPA applies when CLTV is greater than LTV; the undrawn portion of a HELOC is not included in CLTV. Not applicable if second lien is qualified Community Second / Affordable Second.
[4] Maximum 30 days extension. Multiple extension requests are allowed.
[5] Not applicable to FNMA MH Advantage properties.
[6] Applies to HomeReady, FTHB with AMI at or below 100% or 120% in designated high cost areas.

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FHLMC FIXED RATE CONVENTIONAL

Rate Sheet Disclosures

Information is intended for Mortgage Professionals only and not for distribution to consumers
All base prices listed below include SRP values
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lockdesk@bankmerchants.com
BE Pricing Availability: 10:30 AM - 10:00 PM EST
Effective Date/Time: 10/19/2026 10:01 AM
Rate Sheet Code: 19OCT2026-A

FHLMC 30yr Fixed (FH30)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.875	95.499	95.438	95.396	95.343	95.289
5.990	96.153	96.092	96.050	95.996	95.940
6.000	96.209	96.149	96.106	96.053	95.996
6.125	96.839	96.779	96.736	96.683	96.626
6.250	97.459	97.412	97.356	97.285	97.215
6.375	98.319	98.270	98.213	98.144	98.070
6.490	98.838	98.789	98.731	98.662	98.587
6.500	98.886	98.837	98.779	98.710	98.635
6.625	99.461	99.411	99.353	99.285	99.207
6.750	100.141	100.059	99.954	99.866	99.774
6.875	100.781	100.700	100.592	100.507	100.410
6.990	101.289	101.208	101.100	101.016	100.916
7.000	101.337	101.256	101.148	101.064	100.964
7.125	101.858	101.777	101.669	101.585	101.483
7.250	102.332	102.240	102.115	102.012	101.909
7.375	102.854	102.760	102.634	102.532	102.424
7.490	103.249	103.155	103.028	102.928	102.817
7.500	103.290	103.196	103.069	102.969	102.858
7.625	103.660	103.566	103.439	103.339	103.227
7.750	103.622	103.523	103.343	103.221	103.096
7.875	104.048	103.949	103.768	103.647	103.522

FHLMC 20yr Fixed (FH20)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	95.702	95.672	95.547	95.524	95.407
5.625	96.368	96.322	96.190	96.164	96.051
5.750	97.127	97.081	96.949	96.910	96.775
5.875	97.736	97.690	97.558	97.520	97.382
5.990	98.227	98.166	98.031	97.986	97.848
6.000	98.269	98.207	98.072	98.027	97.888
6.125	99.056	98.993	98.859	98.803	98.656
6.250	99.748	99.686	99.551	99.495	99.347
6.375	100.357	100.295	100.161	100.105	99.955
6.490	100.747	100.685	100.550	100.495	100.343
6.500	100.784	100.722	100.587	100.532	100.380
6.625	101.128	101.066	100.931	100.877	100.723
6.750	101.575	101.496	101.314	101.239	101.060
6.875	101.995	101.916	101.734	101.660	101.479
6.990	102.337	102.258	102.076	102.002	101.819
7.000	102.370	102.291	102.109	102.036	101.852
7.125	102.778	102.698	102.516	102.444	102.258
7.250	102.808	102.710	102.516	102.425	102.236
7.375	103.238	103.140	102.946	102.854	102.666
7.490	103.476	103.378	103.184	103.093	102.904
7.500	103.503	103.405	103.211	103.120	102.931

FHLMC 15yr Fixed (FH15)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	97.825	97.734	97.671	97.626	97.587
5.625	98.713	98.626	98.563	98.519	98.479
5.750	99.010	98.928	98.864	98.822	98.781
5.875	99.415	99.334	99.270	99.229	99.187
5.990	99.757	99.677	99.613	99.572	99.530
6.000	99.788	99.708	99.644	99.603	99.561
6.125	100.433	100.349	100.309	100.232	100.141
6.250	100.756	100.673	100.632	100.555	100.460
6.375	101.238	101.156	101.114	101.040	100.940
6.490	101.444	101.362	101.320	101.246	101.143
6.500	101.463	101.381	101.339	101.265	101.162
6.625	101.765	101.622	101.608	101.527	101.471
6.750	102.119	101.993	101.964	101.890	101.833
6.875	102.343	102.218	102.189	102.116	102.058
6.990	102.633	102.510	102.479	102.407	102.349
7.000	102.659	102.536	102.505	102.434	102.375
7.125	102.542	102.434	102.416	102.408	102.356
7.250	102.919	102.819	102.784	102.775	102.709
7.375	103.190	103.091	103.055	103.045	102.979
7.490	103.405	103.307	103.269	103.259	103.192
7.500	103.428	103.330	103.292	103.282	103.215

FHLMC 10yr Fixed (FH10)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	98.929	98.906	98.787	98.772	98.678
5.625	99.789	99.749	99.648	99.614	99.537
5.750	100.082	100.042	99.940	99.907	99.830
5.875	100.486	100.445	100.344	100.312	100.234
5.990	100.828	100.787	100.686	100.654	100.576
6.000	100.859	100.818	100.717	100.685	100.607
6.125	100.372	100.312	100.248	100.195	100.010
6.250	100.692	100.632	100.568	100.514	100.330
6.375	101.172	101.112	101.048	100.995	100.810
6.490	101.376	101.316	101.252	101.199	101.014
6.500	101.395	101.335	101.271	101.218	101.033
6.625	101.687	101.609	101.542	101.489	101.425
6.750	102.040	101.962	101.895	101.841	101.778
6.875	102.263	102.185	102.118	102.065	102.001
6.990	102.551	102.473	102.406	102.354	102.290
7.000	102.577	102.499	102.432	102.380	102.316
7.125	102.540	102.456	102.389	102.373	102.284
7.250	102.877	102.793	102.726	102.711	102.621
7.375	103.146	103.062	102.995	102.979	102.890
7.490	103.357	103.273	103.206	103.191	103.101
7.500	103.380	103.296	103.229	103.214	103.124

FHLMC 30yr Fixed High Balance (FH30HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
6.000	95.573	95.512	95.470	95.416	95.360
6.125	96.343	96.282	96.240	96.186	96.130
6.250	96.620	96.572	96.517	96.445	96.376
6.375	97.480	97.430	97.374	97.304	97.231
6.490	98.036	97.986	97.930	97.860	97.785
6.500	98.088	98.038	97.982	97.912	97.837
6.625	98.647	98.596	98.539	98.471	98.394
6.750	99.479	99.397	99.291	99.203	99.109
6.875	99.963	99.880	99.774	99.688	99.591
6.990	100.359	100.276	100.170	100.085	99.985
7.000	100.397	100.314	100.208	100.123	100.023
7.125	100.759	100.677	100.570	100.485	100.384
7.250	100.396	100.301	100.179	100.073	99.973
7.375	100.975	100.880	100.758	100.651	100.551
7.490	101.429	101.333	101.209	101.106	100.999
7.500	101.475	101.379	101.255	101.152	101.044
7.625	101.777	101.682	101.558	101.455	101.346
7.750	100.852	100.750	100.574	100.449	100.327
7.875	101.308	101.207	101.030	100.905	100.785
7.990	101.789	101.688	101.511	101.387	101.264
8.000	101.834	101.733	101.556	101.431	101.309

FHLMC 15yr Fixed High Balance (FH15HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.500	96.881	96.789	96.727	96.681	96.643
5.625	97.214	97.127	97.067	97.020	96.973
5.750	97.635	97.545	97.484	97.439	97.399
5.875	98.093	98.011	97.948	97.906	97.865
5.990	98.445	98.363	98.301	98.258	98.217
6.000	98.477	98.395	98.333	98.290	98.249
6.125	99.035	98.954	98.891	98.849	98.808
6.250	99.413	99.322	99.289	99.204	99.137
6.375	99.979	99.896	99.856	99.780	99.680
6.490	100.198	100.115	100.074	99.999	99.898
6.500	100.219	100.136	100.095	100.020	99.918
6.625	100.621	100.539	100.497	100.423	100.319
6.750	100.836	100.692	100.677	100.594	100.540
6.875	101.129	101.004	100.974	100.901	100.843
6.990	101.872	101.747	101.716	101.644	101.586
7.000	101.937	101.813	101.781	101.710	101.651
7.125	102.314	102.191	102.158	102.087	102.028
7.250	102.195	102.095	102.060	102.051	101.987
7.375	102.467	102.367	102.331	102.321	102.257
7.490	102.681	102.583	102.545	102.536	102.470
7.500	102.704	102.606	102.568	102.559	102.493

FHLMC Home Possible 30yr Fixed (FH30HP)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.875	95.399	95.338	95.296	95.243	95.189
5.990	96.053	95.992	95.950	95.896	95.840
6.000	96.109	96.049	96.006	95.953	95.896
6.125	96.739	96.679	96.636	96.583	96.526
6.250	97.359	97.312	97.256	97.185	97.115
6.375	98.219	98.170	98.113	98.044	97.970
6.490	98.738	98.689	98.631	98.562	98.487
6.500	98.786	98.737	98.679	98.610	98.535
6.625	99.361	99.311	99.253	99.185	99.107
6.750	100.041	99.959	99.854	99.766	99.674
6.875	100.681	100.600	100.492	100.407	100.310
6.990	101.189	101.108	101.000	100.916	100.816
7.000	101.237	101.156	101.048	100.964	100.864
7.125	101.758	101.677	101.569	101.485	101.383
7.250	102.232	102.140	102.015	101.912	101.809
7.375	102.754	102.660	102.534	102.432	102.324
7.490	103.149	103.055	102.928	102.828	102.717
7.500	103.190	103.096	102.969	102.869	102.758
7.625	103.560	103.466	103.339	103.239	103.127
7.750	103.522	103.423	103.243	103.121	102.996
7.875	103.948	103.849	103.668	103.547	103.422

FHLMC Home Possible 15yr Fixed (FH15HP)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.000	95.752	95.723	95.679	95.651	95.587
5.125	96.456	96.394	96.337	96.286	96.231
5.250	96.834	96.777	96.716	96.671	96.614
5.375	97.279	97.211	97.148	97.104	97.047
5.490	97.781	97.692	97.629	97.584	97.543
5.500	97.825	97.734	97.671	97.626	97.587
5.625	98.713	98.626	98.563	98.519	98.479
5.750	99.010	98.928	98.864	98.822	98.781
5.875	99.415	99.334	99.270	99.229	99.187
5.990	99.757	99.677	99.613	99.572	99.530
6.000	99.788	99.708	99.644	99.603	99.561
6.125	100.433	100.349	100.309	100.232	100.141
6.250	100.756	100.673	100.632	100.555	100.460
6.375	101.238	101.156	101.114	101.040	100.940
6.490	101.444	101.362	101.320	101.246	101.143
6.500	101.463	101.381	101.339	101.265	101.162
6.625	101.765	101.622	101.608	101.527	101.471
6.750	102.119	101.993	101.964	101.890	101.833
6.875	102.343	102.218	102.189	102.116	102.058
6.990	102.633	102.510	102.479	102.407	102.349
7.000	102.659	102.536	102.505	102.434	102.375

FHLMC Refi Possible 30yr Fixed (FH30RP)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.875	95.499	95.438	95.396	95.343	95.289
5.990	96.153	96.092	96.050	95.996	95.940
6.000	96.209	96.149	96.106	96.053	95.996
6.125	96.839	96.779	96.736	96.683	96.626
6.250	97.459	97.412	97.356	97.285	97.215
6.375	98.319	98.270	98.213	98.144	98.070
6.490	98.838	98.789	98.731	98.662	98.587
6.500	98.886	98.837	98.779	98.710	98.635
6.625	99.461	99.411	99.353	99.285	99.207
6.750	100.141	100.059	99.954	99.866	99.774
6.875	100.781	100.700	100.592	100.507	100.410
6.990	101.289	101.208	101.100	101.016	100.916
7.000	101.337	101.256	101.148	101.064	100.964
7.125	101.858	101.777	101.669	101.585	101.483
7.250	102.332	102.240	102.115	102.012	101.909
7.375	102.854	102.760	102.634	102.532	102.424
7.490	103.249	103.155	103.028	102.928	102.817
7.500	103.290	103.196	103.069	102.969	102.858
7.625	103.660	103.566	103.439	103.339	103.227
7.750	103.622	103.523	103.343	103.221	103.096
7.875	104.048	103.949	103.768	103.647	103.522

FHLMC Refi Possible 15yr Fixed (FH15RP)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.000	95.752	95.723	95.679	95.651	95.587
5.125	96.456	96.394	96.337	96.286	96.231
5.250	96.834	96.777	96.716	96.671	96.614
5.375	97.279	97.211	97.148	97.104	97.047
5.490	97.781	97.692	97.629	97.584	97.543
5.500	97.825	97.734	97.671	97.626	97.587
5.625	98.713	98.626	98.563	98.519	98.479
5.750	99.010	98.928	98.864	98.822	98.781
5.875	99.415	99.334	99.270	99.229	99.187
5.990	99.757	99.677	99.613	99.572	99.530
6.000	99.788	99.708	99.644	99.603	99.561
6.125	100.433	100.349	100.309	100.232	100.141
6.250	100.756	100.673	100.632	100.555	100.460
6.375	101.238	101.156	101.114	101.040	100.940
6.490	101.444	101.362	101.320	101.246	101.143
6.500	101.463	101.381	101.339	101.265	101.162
6.625	101.765	101.622	101.608	101.527	101.471
6.750	102.119	101.993	101.964	101.890	101.833
6.875	102.343	102.218	102.189	102.116	102.058
6.990	102.633	102.510	102.479	102.407	102.349
7.000	102.659	102.536	102.505	102.434	102.375

FHLMC CONVENTIONAL LLPAs

*** All LLPAs are cumulative ***

PURCHASE FICO/LTV LLPAs (Terms > 15 Years)

	LTV								
FICO	≤ 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	0.000	0.000	0.000	0.000	-0.375	-0.375	-0.250	-0.250	-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

LIMITED CASH-OUT REFINANCE FICO/LTV LLPAs (Terms > 15 Years)

	LTV								
FICO	≤ 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	0.000	0.000	0.000	-0.125	-0.500	-0.625	-0.500	-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

CASH-OUT REFINANCE FICO/LTV LLPAs (All Terms)

	LTV								
FICO	≤ 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	-0.375	-0.375	-0.625	-0.875	-1.375	n/a	n/a	n/a	n/a
760 – 779	-0.375	-0.375	-0.875	-1.250	-1.875	n/a	n/a	n/a	n/a
740 – 759	-0.375	-0.375	-1.000	-1.625	-2.375	n/a	n/a	n/a	n/a
720 – 739	-0.375	-0.500	-1.375	-2.000	-2.750	n/a	n/a	n/a	n/a
700 – 719	-0.375	-0.500	-1.625	-2.625	-3.250	n/a	n/a	n/a	n/a
680 – 699	-0.375	-0.625	-2.000	-2.875	-3.750	n/a	n/a	n/a	n/a
660 – 679	-0.375	-0.875	-2.750	-4.000	-4.750	n/a	n/a	n/a	n/a
640 – 659	-0.375	-1.375	-3.125	-4.625	-5.125	n/a	n/a	n/a	n/a
≤ 639	-0.375	-1.375	-3.375	-4.875	-5.125	n/a	n/a	n/a	n/a

Product Feature LLPAs

	LTV								
Product Feature	≤ 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%
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	n/a	n/a
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	n/a	n/a	n/a
Attached Condo	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured Home[5]	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Manufactured Home Additional[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2-4 Units	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
DTI Ratio > 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Subordinate Financing[3]	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
High Balance Cash-Out Refi[2]	-1.250	-1.250	-1.500	-1.500	-1.750	n/a	n/a	n/a	n/a
High Balance Purchase & LCOR[2]	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	n/a
25yr Term[1]	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030	-0.030
20yr Term[1]	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070
10yr Term[1]	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120
Escrow Waiver Fee[1]	-0.230	-0.230	-0.230	-0.230	-0.230	-0.230	-0.230	n/a	n/a
Temporary Buydown[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MBI FICO ≥ 720[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.010	-0.030
MBI FICO 680 – 719[1]	-0.020	-0.020	-0.020	-0.020	-0.020	-0.020	-0.020	-0.030	-0.050
MBI FICO 660 – 679[1]	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.070	-0.080	-0.100
MBI FICO 620 – 659[1]	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.110	-0.130

Cumulative LLPA Caps[6]

Affordable LLPA Caps	0.000

State LLPAS[1]

State	Adjustment	State	Adjustment
AK	-0.020	MS	-0.020
AL	-0.010	MT	-0.020
AR	-0.010	NC	-0.010
AZ	-0.010	ND	-0.010
CA	-0.160	NE	-0.010
CO	0.000	NH	-0.020
CT	-0.010	NJ	0.000
DC	0.000	NM	0.000
DE	0.000	NV	0.000
FL	0.050	OH	0.000
GA	-0.010	OK	-0.010
HI	-0.010	OR	-0.020
IA	0.000	PA	0.000
ID	-0.020	RI	-0.010
IL	-0.040	SC	0.000
IN	0.000	SD	-0.010
KS	-0.010	TN	-0.010
KY	0.000	TX	0.130
LA	0.000	UT	-0.010
MA	-0.140	VA	-0.010
MD	-0.040	VT	0.000
ME	-0.020	WA	-0.040
MI	0.050	WI	-0.010
MN	-0.020	WV	-0.010
MO	-0.010	WY	-0.010

Loan Amount LLPAs[1]

Loan Amount	Adjustment
< $50,000	-1.400
$50,000 - $99,999	-0.420
$100,000 - $149,999	-0.160
$150,000 - $199,999	-0.070
$200,000 - $249,999	-0.030
$250,000 - $299,999	0.000
$300,000 - $349,999	0.020
$350,000 - $549,999	0.030
$550,000 - $650,000	0.040
> $650,000	-0.100

Extension Fees[4]

Extension Fees	-0.020 / day

[1] LLPAs not subject to Cumulative LLPA Caps.
[2] Applies to High Balance loans only.
[3] LLPA applies when CLTV is greater than LTV; the undrawn portion of a HELOC is not included in CLTV. Not applicable if second lien is qualified Community Second / Affordable Second.
[4] Maximum 30 days extension. Multiple extension requests are allowed.
[5] Not applicable to FHLMC ChoiceHome properties.
[6] Applies to Home Possible, FTHB with AMI at or below 100% or 120% in designated high cost areas.

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FHA FIXED RATE

Rate Sheet Disclosures

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All base prices listed below include SRP values
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For off-sheet pricing requests, please contact the Lock Desk

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lockdesk@bankmerchants.com
BE Pricing Availability: 10:30 AM - 10:00 PM EST
Effective Date/Time: 10/19/2026 10:01 AM
Rate Sheet Code: 19OCT2026-A

FHA 30yr Fixed (FHA30)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	97.268	97.181	97.106	96.944	96.863
5.875	97.954	97.872	97.790	97.635	97.549
5.990	98.575	98.497	98.411	98.262	98.171
6.000	98.629	98.552	98.465	98.317	98.225
6.125	99.055	98.982	98.890	98.748	98.651
6.250	99.759	99.640	99.543	99.490	99.387
6.375	100.445	100.330	100.228	100.181	100.072
6.490	101.007	100.896	100.789	100.749	100.635
6.500	101.060	100.950	100.843	100.803	100.688
6.625	101.426	101.320	101.208	101.174	101.054
6.750	101.711	101.610	101.492	101.466	101.340
6.875	102.211	102.001	101.879	101.745	101.614
6.990	102.728	102.523	102.395	102.268	102.131
7.000	102.777	102.571	102.443	102.316	102.180
7.125	103.122	102.921	102.788	102.668	102.526
7.250	103.501	103.222	103.083	102.969	102.822
7.375	104.047	103.050	102.906	102.627	102.474
7.490	104.450	103.458	103.309	103.036	102.878
7.500	104.492	103.500	103.351	103.079	102.920
7.625	104.758	103.770	103.616	103.350	103.186
7.750	104.963	103.980	103.821	103.562	103.392

FHA 15yr Fixed (FHA15)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
4.750	95.634	95.589	95.555	95.520	95.483
4.875	96.158	96.118	96.079	96.051	96.009
4.990	96.577	96.541	96.497	96.475	96.427
5.000	96.613	96.578	96.533	96.512	96.464
5.125	96.948	96.917	96.867	96.852	96.799
5.250	97.833	97.884	97.829	97.610	97.551
5.375	98.358	98.414	98.353	98.141	98.076
5.490	98.776	98.836	98.771	98.565	98.495
5.500	98.812	98.873	98.808	98.601	98.532
5.625	99.147	99.212	99.142	98.942	98.867
5.750	99.946	99.840	99.764	99.391	99.310
5.875	100.441	100.339	100.258	99.892	99.806
5.990	100.819	100.722	100.636	100.276	100.184
6.000	100.856	100.759	100.672	100.313	100.221
6.125	101.150	101.058	100.966	100.614	100.516
6.250	101.445	101.357	101.261	100.914	100.811
6.375	101.449	101.369	101.267	101.189	101.081
6.490	101.857	101.782	101.675	101.603	101.489
6.500	101.894	101.819	101.711	101.640	101.526
6.625	102.218	102.148	102.036	101.971	101.851
6.750	102.513	102.447	102.330	102.272	102.146

FHA Streamline 30yr Fixed (FHA30SL)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	97.238	97.151	97.076	96.914	96.833
5.875	97.894	97.812	97.730	97.575	97.489
5.990	98.485	98.407	98.321	98.172	98.081
6.000	98.539	98.462	98.375	98.227	98.135
6.125	98.965	98.892	98.800	98.658	98.561
6.250	99.729	99.610	99.513	99.460	99.357
6.375	100.385	100.270	100.168	100.121	100.012
6.490	100.917	100.806	100.699	100.659	100.545
6.500	100.970	100.860	100.753	100.713	100.598
6.625	101.336	101.230	101.118	101.084	100.964
6.750	101.621	101.520	101.402	101.376	101.250
6.875	102.151	101.941	101.819	101.685	101.554
6.990	102.638	102.433	102.305	102.178	102.041
7.000	102.687	102.481	102.353	102.226	102.090
7.125	103.032	102.831	102.698	102.578	102.436
7.250	103.471	103.132	102.993	102.879	102.732
7.375	103.987	102.990	102.846	102.567	102.414
7.490	104.360	103.368	103.219	102.946	102.788
7.500	104.402	103.410	103.261	102.989	102.830
7.625	104.668	103.680	103.526	103.260	103.096
7.750	104.873	103.890	103.731	103.472	103.302

FHA Streamline 15yr Fixed (FHA15SL)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
4.750	95.634	95.589	95.555	95.520	95.483
4.875	96.158	96.118	96.079	96.051	96.009
4.990	96.577	96.541	96.497	96.475	96.427
5.000	96.613	96.578	96.533	96.512	96.464
5.125	96.948	96.917	96.867	96.852	96.799
5.250	97.833	97.884	97.829	97.610	97.551
5.375	98.358	98.414	98.353	98.141	98.076
5.490	98.776	98.836	98.771	98.565	98.495
5.500	98.812	98.873	98.808	98.601	98.532
5.625	99.147	99.212	99.142	98.942	98.867
5.750	99.946	99.840	99.764	99.391	99.310
5.875	100.441	100.339	100.258	99.892	99.806
5.990	100.819	100.722	100.636	100.276	100.184
6.000	100.856	100.759	100.672	100.313	100.221
6.125	101.150	101.058	100.966	100.614	100.516
6.250	101.445	101.357	101.261	100.914	100.811
6.375	101.449	101.369	101.267	101.189	101.081
6.490	101.857	101.782	101.675	101.603	101.489
6.500	101.894	101.819	101.711	101.640	101.526
6.625	102.218	102.148	102.036	101.971	101.851
6.750	102.513	102.447	102.330	102.272	102.146

FHA 30yr Fixed High Balance (FHA30HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	95.791	95.704	95.628	95.466	95.385
5.875	96.436	96.354	96.273	96.118	96.031
5.990	97.008	96.930	96.844	96.695	96.603
6.000	97.062	96.984	96.898	96.749	96.657
6.125	97.487	97.414	97.323	97.181	97.083
6.250	98.000	97.881	97.784	97.731	97.628
6.375	98.646	98.531	98.429	98.382	98.274
6.490	99.158	99.047	98.941	98.900	98.786
6.500	99.211	99.101	98.994	98.954	98.840
6.625	99.577	99.471	99.359	99.325	99.205
6.750	99.862	99.761	99.644	99.617	99.491
6.875	100.100	99.890	99.767	99.634	99.503
6.990	100.567	100.361	100.234	100.106	99.970
7.000	100.616	100.410	100.282	100.155	100.019
7.125	100.961	100.760	100.627	100.507	100.365
7.250	101.430	101.060	100.922	100.808	100.660
7.375	101.935	100.939	100.795	100.516	100.363
7.490	102.289	101.296	101.148	100.875	100.717
7.500	102.331	101.339	101.190	100.918	100.759
7.625	102.596	101.609	101.455	101.189	101.025
7.750	102.802	101.819	101.660	101.401	101.231

FHA 15yr Fixed High Balance (FHA15HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.000	93.647	93.611	93.567	93.545	93.498
5.125	93.982	93.951	93.901	93.886	93.833
5.250	95.945	95.997	95.942	95.722	95.664
5.375	96.420	96.476	96.416	96.203	96.139
5.490	96.778	96.839	96.774	96.567	96.498
5.500	96.815	96.876	96.810	96.604	96.534
5.625	97.150	97.215	97.144	96.945	96.869
5.750	98.058	97.952	97.876	97.504	97.423
5.875	98.503	98.402	98.321	97.955	97.868
5.990	98.822	98.724	98.638	98.278	98.187
6.000	98.858	98.761	98.675	98.315	98.223
6.125	99.153	99.060	98.969	98.616	98.518
6.250	99.448	99.360	99.263	98.917	98.814
6.375	99.230	99.150	99.048	98.971	98.862
6.490	99.578	99.503	99.396	99.324	99.211
6.500	99.615	99.540	99.433	99.361	99.247
6.625	99.940	99.869	99.757	99.692	99.572
6.750	100.235	100.169	100.051	99.993	99.867
6.875	100.204	100.131	100.008	99.957	99.826
6.990	100.473	100.403	100.276	100.230	100.094
7.000	100.509	100.440	100.312	100.267	100.131

FHA LLPAs

*** All LLPAs are cumulative ***

State LLPAS

State	Adjustment	State	Adjustment
AK	-0.030	MS	-0.040
AL	-0.020	MT	-0.020
AR	-0.010	NC	-0.010
AZ	-0.010	ND	-0.010
CA	-0.180	NE	-0.010
CO	-0.010	NH	-0.030
CT	-0.020	NJ	0.000
DC	0.000	NM	0.000
DE	0.000	NV	0.000
FL	0.020	OH	0.010
GA	-0.020	OK	-0.020
HI	-0.020	OR	-0.020
IA	0.000	PA	0.000
ID	-0.040	RI	-0.020
IL	-0.100	SC	-0.010
IN	-0.010	SD	-0.010
KS	-0.010	TN	-0.030
KY	0.010	TX	0.210
LA	0.010	UT	-0.020
MA	-0.120	VA	-0.020
MD	-0.050	VT	0.000
ME	-0.020	WA	-0.060
MI	0.070	WI	-0.020
MN	-0.020	WV	-0.020
MO	-0.020	WY	-0.010

FICO LLPAs

FICO	Adjustment
≥ 740	0.000
720 – 739	0.000
700 – 719	0.000
680 – 699	-0.060
660 – 679	-0.140
640 – 659	-0.230
620 – 639	-0.350
600 – 619	-1.250

Product Feature LLPAs

Product Feature	Adjustment
2 – 4 Units	0.000
Manufactured Home	-0.500
Temporary Buydown	-0.125

Loan Amount LLPAs

Loan Amount	Adjustment
< $50,000	-1.500
$50,000 - $99,999	-0.500
$100,000 - $149,999	0.010
$150,000 - $199,999	0.040
$200,000 - $249,999	0.000
$250,000 - $299,999	0.030
$300,000 - $349,999	0.040
$350,000 - $549,999	-0.030
$550,000 - 832,750	-0.130
> $832,750	-0.130

Extension Fees[1]

Extension Fees	-0.020 / day

FHA ID

00293-0000-7

[1] Maximum 30 days extension. Multiple extension requests are allowed.

VA FIXED RATE

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317.798.2410
lockdesk@bankmerchants.com
BE Pricing Availability: 10:30 AM - 10:00 PM EST
Effective Date/Time: 10/19/2026 10:01 AM
Rate Sheet Code: 19OCT2026-A

VA 30yr Fixed (VA30)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	97.008	96.921	96.846	96.684	96.603
5.875	97.664	97.582	97.500	97.345	97.259
5.990	98.255	98.177	98.091	97.942	97.851
6.000	98.309	98.232	98.145	97.997	97.905
6.125	98.735	98.662	98.570	98.428	98.331
6.250	99.499	99.380	99.283	99.230	99.127
6.375	100.155	100.040	99.938	99.891	99.782
6.490	100.687	100.576	100.469	100.429	100.315
6.500	100.740	100.630	100.523	100.483	100.368
6.625	101.106	101.000	100.888	100.854	100.734
6.750	101.391	101.290	101.172	101.146	101.020
6.875	101.921	101.711	101.589	101.455	101.324
6.990	102.408	102.203	102.075	101.948	101.811
7.000	102.457	102.251	102.123	101.996	101.860
7.125	102.802	102.601	102.468	102.348	102.206
7.250	103.241	102.902	102.763	102.649	102.502
7.375	103.757	102.760	102.616	102.337	102.184
7.490	104.130	103.138	102.989	102.716	102.558
7.500	104.172	103.180	103.031	102.759	102.600
7.625	104.438	103.450	103.296	103.030	102.866
7.750	104.643	103.660	103.501	103.242	103.072

VA 15yr Fixed (VA15)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
4.750	95.524	95.479	95.445	95.410	95.373
4.875	96.038	95.998	95.959	95.931	95.889
4.990	96.437	96.401	96.357	96.335	96.287
5.000	96.473	96.438	96.393	96.372	96.324
5.125	96.808	96.777	96.727	96.712	96.659
5.250	97.723	97.774	97.719	97.500	97.441
5.375	98.238	98.294	98.233	98.021	97.956
5.490	98.636	98.696	98.631	98.425	98.355
5.500	98.672	98.733	98.668	98.461	98.392
5.625	99.007	99.072	99.002	98.802	98.727
5.750	99.836	99.730	99.654	99.281	99.200
5.875	100.321	100.219	100.138	99.772	99.686
5.990	100.679	100.582	100.496	100.136	100.044
6.000	100.716	100.619	100.532	100.173	100.081
6.125	101.010	100.918	100.826	100.474	100.376
6.250	101.305	101.217	101.121	100.774	100.671
6.375	101.329	101.249	101.147	101.069	100.961
6.490	101.717	101.642	101.535	101.463	101.349
6.500	101.754	101.679	101.571	101.500	101.386
6.625	102.078	102.008	101.896	101.831	101.711
6.750	102.373	102.307	102.190	102.132	102.006

VA IRRRL 30yr Fixed (VA30IRRRL)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	96.788	96.701	96.626	96.464	96.383
5.875	97.414	97.332	97.250	97.095	97.009
5.990	97.975	97.897	97.811	97.662	97.571
6.000	98.029	97.952	97.865	97.717	97.625
6.125	98.455	98.382	98.290	98.148	98.051
6.250	99.279	99.160	99.063	99.010	98.907
6.375	99.905	99.790	99.688	99.641	99.532
6.490	100.407	100.296	100.189	100.149	100.035
6.500	100.460	100.350	100.243	100.203	100.088
6.625	100.826	100.720	100.608	100.574	100.454
6.750	101.126	101.010	100.892	100.866	100.740
6.875	101.671	101.461	101.339	101.205	101.074
6.990	102.128	101.923	101.795	101.668	101.531
7.000	102.177	101.971	101.843	101.716	101.580
7.125	102.522	102.321	102.188	102.068	101.926
7.250	103.021	102.622	102.483	102.369	102.222
7.375	103.507	102.510	102.366	102.087	101.934
7.490	103.850	102.858	102.709	102.436	102.278
7.500	103.892	102.900	102.751	102.479	102.320
7.625	104.158	103.170	103.016	102.750	102.586
7.750	104.363	103.380	103.221	102.962	102.792

VA IRRRL 15yr Fixed (VA15IRRRL)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
4.750	95.464	95.419	95.385	95.350	95.313
4.875	96.118	96.078	96.039	96.011	95.969
4.990	96.347	96.311	96.267	96.245	96.197
5.000	96.383	96.348	96.303	96.282	96.234
5.125	96.718	96.687	96.637	96.622	96.569
5.250	97.663	97.714	97.659	97.440	97.381
5.375	98.318	98.374	98.313	98.101	98.036
5.490	98.546	98.606	98.541	98.335	98.265
5.500	98.582	98.643	98.578	98.371	98.302
5.625	98.917	98.982	98.912	98.712	98.637
5.750	99.776	99.670	99.594	99.221	99.140
5.875	100.401	100.299	100.218	99.852	99.766
5.990	100.589	100.492	100.406	100.046	99.954
6.000	100.626	100.529	100.442	100.083	99.991
6.125	100.920	100.828	100.736	100.384	100.286
6.250	101.215	101.127	101.031	100.684	100.581
6.375	101.409	101.329	101.227	101.149	101.041
6.490	101.627	101.552	101.445	101.373	101.259
6.500	101.664	101.589	101.481	101.410	101.296
6.625	101.988	101.918	101.806	101.741	101.621
6.750	102.283	102.217	102.100	102.042	101.916

VA 30yr Fixed High Balance (VA30HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	95.531	95.444	95.368	95.206	95.125
5.875	96.146	96.064	95.983	95.828	95.741
5.990	96.688	96.610	96.524	96.375	96.283
6.000	96.742	96.664	96.578	96.429	96.337
6.125	97.167	97.094	97.003	96.861	96.763
6.250	97.740	97.621	97.524	97.471	97.368
6.375	98.356	98.241	98.139	98.092	97.984
6.490	98.838	98.727	98.621	98.580	98.466
6.500	98.891	98.781	98.674	98.634	98.520
6.625	99.257	99.151	99.039	99.005	98.885
6.750	99.542	99.441	99.324	99.297	99.171
6.875	99.810	99.600	99.477	99.344	99.213
6.990	100.247	100.041	99.914	99.786	99.650
7.000	100.296	100.090	99.962	99.835	99.699
7.125	100.641	100.440	100.307	100.187	100.045
7.250	101.170	100.740	100.602	100.488	100.340
7.375	101.645	100.649	100.505	100.226	100.073
7.490	101.969	100.976	100.828	100.555	100.397
7.500	102.011	101.019	100.870	100.598	100.439
7.625	102.276	101.289	101.135	100.869	100.705
7.750	102.482	101.499	101.340	101.081	100.911

VA 15yr Fixed High Balance (VA15HB)

Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.250	95.825	95.877	95.822	95.602	95.544
5.375	96.300	96.356	96.296	96.083	96.019
5.490	96.648	96.709	96.644	96.437	96.368
5.500	96.685	96.746	96.680	96.474	96.404
5.625	97.020	97.085	97.014	96.815	96.739
5.750	97.938	97.832	97.756	97.384	97.303
5.875	98.383	98.282	98.201	97.835	97.748
5.990	98.692	98.594	98.508	98.148	98.057
6.000	98.728	98.631	98.545	98.185	98.093
6.125	99.023	98.930	98.839	98.486	98.388
6.250	99.318	99.230	99.133	98.787	98.684
6.375	99.110	99.030	98.928	98.851	98.742
6.490	99.448	99.373	99.266	99.194	99.081
6.500	99.485	99.410	99.303	99.231	99.117
6.625	99.810	99.739	99.627	99.562	99.442
6.750	100.105	100.039	99.921	99.863	99.737
6.875	100.084	100.011	99.888	99.837	99.706
6.990	100.343	100.273	100.146	100.100	99.964
7.000	100.379	100.310	100.182	100.137	100.001
7.125	100.584	100.520	100.386	100.348	100.206
7.250	100.912	100.689	100.551	100.519	100.371

VA IRRRL 30yr Fixed High Balance (VA30HBIRRRL)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.750	95.311	95.224	95.148	94.986	94.905
5.875	95.896	95.814	95.733	95.578	95.491
5.990	96.408	96.330	96.244	96.095	96.003
6.000	96.462	96.384	96.298	96.149	96.057
6.125	96.887	96.814	96.723	96.581	96.483
6.250	97.520	97.401	97.304	97.251	97.148
6.375	98.106	97.991	97.889	97.842	97.734
6.490	98.558	98.447	98.341	98.300	98.186
6.500	98.611	98.501	98.394	98.354	98.240
6.625	98.977	98.871	98.759	98.725	98.605
6.750	99.262	99.161	99.044	99.017	98.891
6.875	99.560	99.350	99.227	99.094	98.963
6.990	99.967	99.761	99.634	99.506	99.370
7.000	100.016	99.810	99.682	99.555	99.419
7.125	100.361	100.160	100.027	99.907	99.765
7.250	100.950	100.460	100.322	100.208	100.060
7.375	101.395	100.399	100.255	99.976	99.823
7.490	101.689	100.696	100.548	100.275	100.117
7.500	101.731	100.739	100.590	100.318	100.159
7.625	101.996	101.009	100.855	100.589	100.425
7.750	102.202	101.219	101.060	100.801	100.631

VA IRRRL 15yr Fixed High Balance (VA15HBIRRRL)					
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**75 Day**
5.250	95.765	95.817	95.762	95.542	95.484
5.375	96.380	96.436	96.376	96.163	96.099
5.490	96.558	96.619	96.554	96.347	96.278
5.500	96.595	96.656	96.590	96.384	96.314
5.625	96.930	96.995	96.924	96.725	96.649
5.750	97.878	97.772	97.696	97.324	97.243
5.875	98.463	98.362	98.281	97.915	97.828
5.990	98.602	98.504	98.418	98.058	97.967
6.000	98.638	98.541	98.455	98.095	98.003
6.125	98.933	98.840	98.749	98.396	98.298
6.250	99.228	99.140	99.043	98.697	98.594
6.375	99.190	99.110	99.008	98.931	98.822
6.490	99.358	99.283	99.176	99.104	98.991
6.500	99.395	99.320	99.213	99.141	99.027
6.625	99.720	99.649	99.537	99.472	99.352
6.750	100.015	99.949	99.831	99.773	99.647
6.875	100.164	100.091	99.968	99.917	99.786
6.990	100.253	100.183	100.056	100.010	99.874
7.000	100.289	100.220	100.092	100.047	99.911
7.125	100.494	100.430	100.296	100.258	100.116
7.250	100.852	100.599	100.461	100.429	100.281

VA LLPAs

*** All LLPAs are cumulative ***

State LLPAS

State	Adjustment	State	Adjustment
AK	-0.030	MS	-0.040
AL	-0.020	MT	-0.020
AR	-0.010	NC	-0.010
AZ	-0.010	ND	-0.010
CA	-0.180	NE	-0.010
CO	-0.010	NH	-0.030
CT	-0.020	NJ	0.000
DC	0.000	NM	0.000
DE	0.000	NV	0.000
FL	0.020	OH	0.010
GA	-0.020	OK	-0.020
HI	-0.020	OR	-0.020
IA	0.000	PA	0.000
ID	-0.040	RI	-0.020
IL	-0.100	SC	-0.010
IN	-0.010	SD	-0.010
KS	-0.010	TN	-0.030
KY	0.010	TX	0.210
LA	0.010	UT	-0.020
MA	-0.120	VA	-0.020
MD	-0.050	VT	0.000
ME	-0.020	WA	-0.060
MI	0.070	WI	-0.020
MN	-0.020	WV	-0.020
MO	-0.020	WY	-0.010

FICO LLPAs

FICO	Adjustment
≥ 740	0.000
720 – 739	0.000
700 – 719	0.000
680 – 699	-0.060
660 – 679	-0.140
640 – 659	-0.230
620 – 639	-0.350
600 – 619	-1.250

Product Feature LLPAs

Product Feature	Adjustment
2 – 4 Units	0.000
Manufactured Home	-0.500
Temporary Buydown	-0.125

Loan Amount LLPAs

Loan Amount	Adjustment
< $50,000	-1.500
$50,000 - $99,999	-0.500
$100,000 - $149,999	0.010
$150,000 - $199,999	0.040
$200,000 - $249,999	0.000
$250,000 - $299,999	0.030
$300,000 - $349,999	0.040
$350,000 - $549,999	-0.030
$550,000 - 832,750	-0.130
> $832,750	-0.130

Extension Fees[1]

Extension Fees	-0.020 / day

[1] Maximum 30 days extension. Multiple extension requests are allowed.

USDA FIXED RATE

Rate Sheet Disclosures

Information is intended for Mortgage Professionals only and not for distribution to consumers
All base prices listed below include SRP values
Pricing and product eligibility are subject to change without notice
For off-sheet pricing requests, please contact the Lock Desk

317.798.2410
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BE Pricing Availability: 10:30 AM - 10:00 PM EST
Effective Date/Time: 10/19/2026 10:01 AM
Rate Sheet Code: 19OCT2026-A

USDA 30yr Fixed (USDA30)					
Rate	15 Day	30 Day	45 Day	60 Day	75 Day
5.750	97.238	97.151	97.076	96.914	96.833
5.875	97.894	97.812	97.730	97.575	97.489
5.990	98.485	98.407	98.321	98.172	98.081
6.000	98.539	98.462	98.375	98.227	98.135
6.125	98.965	98.892	98.800	98.658	98.561
6.250	99.729	99.610	99.513	99.460	99.357
6.375	100.385	100.270	100.168	100.121	100.012
6.490	100.917	100.806	100.699	100.659	100.545
6.500	100.970	100.860	100.753	100.713	100.598
6.625	101.336	101.230	101.118	101.084	100.964
6.750	101.621	101.520	101.402	101.376	101.250
6.875	102.151	101.941	101.819	101.685	101.554
6.990	102.638	102.433	102.305	102.178	102.041
7.000	102.687	102.481	102.353	102.226	102.090
7.125	103.032	102.831	102.698	102.578	102.436
7.250	103.471	103.132	102.993	102.879	102.732
7.375	103.987	102.990	102.846	102.567	102.414
7.490	104.360	103.368	103.219	102.946	102.788
7.500	104.402	103.410	103.261	102.989	102.830
7.625	104.668	103.680	103.526	103.260	103.096
7.750	104.873	103.890	103.731	103.472	103.302

USDA LLPAs

*** All LLPAs are cumulative ***

State LLPAS

State	Adjustment	State	Adjustment
AK	-0.030	MS	-0.040
AL	-0.020	MT	-0.020
AR	-0.010	NC	-0.010
AZ	-0.010	ND	-0.010
CA	-0.180	NE	-0.010
CO	-0.010	NH	-0.030
CT	-0.020	NJ	0.000
DC	0.000	NM	0.000
DE	0.000	NV	0.000
FL	0.020	OH	0.010
GA	-0.020	OK	-0.020
HI	-0.020	OR	-0.020
IA	0.000	PA	0.000
ID	-0.040	RI	-0.020
IL	-0.100	SC	-0.010
IN	-0.010	SD	-0.010
KS	-0.010	TN	-0.030
KY	0.010	TX	0.210
LA	0.010	UT	-0.020
MA	-0.120	VA	-0.020
MD	-0.050	VT	0.000
ME	-0.020	WA	-0.060
MI	0.070	WI	-0.020
MN	-0.020	WV	-0.020
MO	-0.020	WY	-0.010

FICO LLPAs

FICO	Adjustment
≥ 740	0.000
720 – 739	0.000
700 – 719	0.000
680 – 699	-0.060
660 – 679	-0.140
640 – 659	-0.230
620 – 639	-0.350

Product Feature LLPAs

Product Feature	Adjustment
Temporary Buydown	-0.125

Loan Amount LLPAs

Loan Amount	Adjustment
< $50,000	-1.500
$50,000 - $99,999	-0.500
$100,000 - $149,999	0.010
$150,000 - $199,999	0.040
$200,000 - $249,999	0.000
$250,000 - $299,999	0.030
$300,000 - $349,999	0.040
$350,000 - $549,999	-0.030
$550,000 - 832,750	-0.130
> $832,750	-0.130

Extension Fees[1]

Extension Fees	-0.020 / day

[1] Maximum 30 days extension. Multiple extension requests are allowed.

KEY INFORMATION

Delivery Information

Fee Schedule	
Agency & Govt Non-Del Delivery	$850
Agency & Govt Del Delivery	$410
15 Day Relock Fee	37.5 bps
30 Day Relock Fee	62.5 bps

Collateral Shipment Address
U.S. Bank Global Corporate Trust Services
Document Custody Services
Attn: Private Certifications - Merchants Bank
1719 Otis Way
Florence, SC 29501

Final Doc Shipment Address
Indecomm Global Services / Final Docs
Mail Stop Code - FD-MB9700
1427 Energy Park Dr.
St. Paul, MN 55108

MERS Info
Investor: Merchants Bank (Org ID: 1009911)
Servicer: Merchants Bank (Org ID: 1009911)
Initiate TOS/TOB batch within 48 hours of purchase

FHA ID #:
00293-0000-7

Sales Executive Contact Info

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