



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PST - 4:00PM PST

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

Specialty Lending Rates

Full/Alt Doc Programs

5000-Elite Plus - Full Doc, Bank Statement, 24 Month P/L Only, PL with 3mo BS	Page	2
5000-Elite - Full Doc, Bank Statement, 12/24 Month P/L Only, 1 Year 1099, WVOE, AU	Page	3
5000-NP - Full Doc, Bank Statement, PL with 3mo BS	Page	4
5000-RH - Full Doc, Bank Statement	Page	5
5000-ITIN - Full Doc, Bank Statement	Page	6
5000-FN - Full Doc	Page	7
5000-Super Jumbo - Full Doc, Bank Statement	Page	8
5000-CES (HELOAN) - Full Doc, Bank Statement, P/L Only	Page	9

DSCR Programs

5000-Elite Plus - DSCR (1.00x DSCR+)	Page	10
5000-Elite - DSCR (1-4 Units)	Page	11
5000-No Ratio - DSCR (1-4 Units)	Page	12
5000-5 - 10 Unit - DSCR (5-10 Units, 2-8 Unit Mixed Use)	Page	13
5000-ITIN / FN - DSCR (1-4 Units)	Page	7
5000-CES (HELOAN) - DSCR	Page	14

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

PrePay Penalty Restrictions (NOO Only)¹

State	Restriction
AK, KS, MI, MN, NM, RI	Not allowed
NJ	Not allowed on loans vested to individuals
IL	Not allowed if vested to individuals or APR > 8.0%
MA	Maximum term of 3 years
PA	Not allowed if loan amount ≤ \$319,777
NC	Not allowed if loan amount ≤ \$150,000
AL	Not allowed if loan amount ≤ \$200,000
SC	Not allowed if loan amount < \$690,000

If subject property is located in one of these states, contact LockDesk@GreenBoxLoans.com for pricing

¹The above restrictions are provided for general reference only and are not exhaustive. Additional state-specific limitations or regulatory changes may apply.



08/29/2025 08:16 AM PST

Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PST - 4:00PM PST

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

5000-Elite Plus - Full/Alt Doc
2-Year Full Doc, 3-/12-/24-Month Bank Statement, 24 Month P/L Only

30 Day Lock												
30 Year Fixed												
Rate	BPCP											
6.250	1.000	FICO	780 +	(0.750)	(0.750)	(0.750)	(0.750)	(0.125)	0.000	0.250	2.375	3.875
6.375	0.375		760-779	(0.750)	(0.750)	(0.125)	(0.125)	(0.125)	0.000	0.250	2.500	4.000
6.500	(0.250)		740-759	(0.750)	(0.750)	(0.125)	(0.125)	(0.125)	0.125	0.500	2.875	4.500
6.625	(0.875)		720-739	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.375	1.000	3.625	5.250
6.750	(1.500)		700-719	(0.125)	(0.125)	(0.125)	(0.125)	0.500	0.750	1.625	4.875	NA
6.875	(2.000)		680-699	(0.125)	0.500	0.500	0.500	1.625	2.500	3.250	NA	NA
7.000	(2.500)	Tran. Type	660-679	0.500	0.750	1.000	1.625	2.750	3.250	4.250	NA	NA
7.125	(3.000)		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
7.250	(3.500)		Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
7.375	(3.875)	Doc Type	Cash Out Refi	0.500	0.500	0.625	0.750	0.875	1.500	2.000	NA	NA
7.500	(4.250)		2yr Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.250)	(0.375)
7.625	(4.625)		12BS	0.000	0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.500
7.750	(5.000)		24BS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.125)	(0.250)
7.875	(5.375)		12PL 3BS	0.625	0.625	0.625	0.625	0.625	0.750	0.875	1.250	NA
8.000	(5.750)		24PL 3BS	0.500	0.500	0.500	0.500	0.500	0.625	0.750	1.125	NA
8.125	(6.000)	Occ	24PL Only (No BS)	1.000	1.000	1.000	1.000	1.000	1.125	1.250	1.750	NA
8.250	(6.250)		Second Home	0.125	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA
8.375	(6.500)	Prop Type	NOO	0.125	0.125	0.125	0.125	0.125	0.125	0.250	NA	NA
8.500	(6.750)		Condos (Non-Warr)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Loan Amount	Condos (Warr)	0.125	0.125	0.125	0.125	0.250	0.250	0.500	0.750	1.000
			2 - 4 Units	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA	NA
		Terms	>\$150k - \$250k	0.250	0.250	0.250	0.250	0.500	0.500	0.500	0.750	0.875
			> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			> \$750k - \$1.0m	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.000
			> \$1.0m - \$1.5m	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.250
			> \$1.5m - \$2.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.500
			> \$2.0m - \$2.5m	0.000	0.000	0.125	0.125	0.250	0.250	0.375	NA	NA
		IO (40yr term)	> \$2.5m - \$3.0m	0.375	0.500	0.500	0.500	0.500	0.875	NA	NA	NA
			DTI > 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.125	0.250	0.500
			Rural	1.500	1.500	1.500	1.500	1.500	N/A	N/A	N/A	N/A
			State: IL, CT, NJ	0.000	0.000	0.000	0.000	0.125	0.125	0.125	NA	NA
			No Impounds	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	N/A
			No PPP	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A
			1 Year PPP	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A
			2 Year PPP	0.375	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
			3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
			4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	N/A	N/A
			5 Year PPP	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	N/A	N/A

Min (Rebate) / Max (Discount Pts)

Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	(0.250)	1.000	0.000	(0.500)	(0.750)	(1.000)	(1.375)
Discount	1.000	2.000	2.000	2.000	2.000	2.000	2.000

LPC	
Rate Add On	LPC
0.375	1.000
0.500	1.375
0.625	1.750
0.750	2.000
0.875	2.250
1.000	2.500

LPC Limits	
PrePay Yrs	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



08/29/2025 08:16 AM PST

Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT
Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

5000-NP - Full Doc, Bank Statements, PL with 3mo BS
1-1/2-Year Full Doc, 3-1/2-24-Month Bank Statement

Base Price		CLTV									
30 Year Fixed											
Rate	BPCP										
7.125	1.625										
7.250	1.000										
7.375	0.375										
7.500	(0.125)										
7.625	(0.625)										
7.750	(1.000)										
7.875	(1.500)										
8.000	(1.875)										
8.125	(2.250)										
8.250	(2.500)										
8.375	(2.875)										
8.500	(3.250)										
8.625	(3.500)										
8.750	(3.750)										
8.875	(4.000)										
9.000	(4.250)										
9.125	(4.500)										
9.250	(4.750)										
9.375	(5.000)										
Rates & Pricing are for LLPA Only											
Lock Ext. Fees ¹											
5 Days	Free										
7 Days	0.375										
14 Days	0.625										
21 Days	0.875										
GBX Fees											
UW	\$1,695										
Doc Prep	\$295										
CDA	\$250										
		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO	780+	(0.750)	(0.750)	(0.500)	(0.375)	(0.250)	0.000	0.125	NA	NA	NA
	760-779	(0.750)	(0.750)	(0.500)	(0.375)	(0.250)	0.000	0.250	NA	NA	NA
	740-759	(0.625)	(0.625)	(0.375)	(0.250)	(0.125)	0.125	0.500	NA	NA	NA
	720-739	(0.500)	(0.500)	(0.250)	(0.125)	0.000	0.375	1.000	NA	NA	NA
	700-719	(0.375)	(0.375)	(0.125)	0.000	0.375	0.750	1.625	NA	NA	NA
	680-699	(0.250)	(0.125)	0.375	0.500	1.250	2.125	3.500	NA	NA	NA
	660-679	0.250	0.500	0.875	1.375	2.375	2.875	3.875	NA	NA	NA
	640-659	1.000	1.000	1.000	1.625	2.500	3.125	4.250	NA	NA	NA
Tran. Type	620-639	2.250	2.250	2.250	2.500	3.000	NA	NA	NA	NA	NA
	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
Doc Type	Cash Out Refi	0.250	0.250	0.375	0.500	0.500	0.750	1.000	NA	NA	NA
	12 mos Full Doc	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.000	0.000	NA	NA	NA
	Full Doc	(0.250)	(0.250)	(0.250)	(0.125)	(0.125)	(0.125)	(0.125)	NA	NA	NA
	12BS	0.125	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA	NA
	24BS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
Occ	24PL 3BS	0.125	0.125	0.125	0.125	0.125	0.125	0.250	NA	NA	NA
	AU	0.375	0.375	0.375	0.375	0.375	0.375	0.625	NA	NA	NA
	Second Home	0.125	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA	NA
Prop Type	NOO	0.125	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA	NA
	Condos (Non-Warr.)	0.125	0.125	0.125	0.125	0.250	0.500	0.500	NA	NA	NA
	Condos (Warr.)	0.125	0.125	0.125	0.125	0.250	0.375	0.375	NA	NA	NA
Loan Amount	2 - 4 Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	NA	NA	NA
	< \$250,000	0.250	0.250	0.250	0.250	0.500	0.500	0.500	NA	NA	NA
	> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	> \$750k - \$1.0m	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA	NA	NA
	> \$1.0m - \$1.5m	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.125)	0.000	NA	NA	NA
	> \$1.5m - \$2.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
Terms	> \$2.0m - \$2.5m	0.000	0.000	0.125	0.125	0.250	0.250	0.375	NA	NA	NA
	DTI > 50%	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA	NA	NA
	No Impounds	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	State: IL, CT, NJ	0.000	0.000	0.000	0.125	0.125	0.125	0.250	NA	NA	NA
	No PPP	1.000	1.000	1.000	1.000	1.000	1.000	1.000	NA	NA	NA
	1 Year PPP	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	NA
	2 Year PPP	0.375	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA	NA
	3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	NA	NA
	5 Year PPP	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	NA	NA	NA
Housing History	1x30x12	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA	NA	NA
	0x60x12	0.875	0.875	0.875	0.875	0.875	1.125	1.125	NA	NA	NA
	0x90x12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NA	NA	NA
Housing Event	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	24 - 35 Mo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	NA
	12 - 23 Mo	N/A	N/A	N/A	N/A	N/A	N/A	NA	NA	NA	NA

Min (Rebate) / Max (Discount Pts)

Min/Max Price	Owner Occ.	Non-Owner Occupied				
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP
(Rebate)	0.000	1.000	0.000	(0.500)	(0.750)	(1.000)
(Discount)	1.500	2.000	2.000	2.000	2.000	2.000

LPC		
Rate Add On	LPC	
0.375	1.000	
0.500	1.375	
0.625	1.750	
0.750	2.000	
0.875	2.250	
1.000	2.500	

LPC Limits	
PrePay Yr:	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



08/29/2025 08:16 AM PST

Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT
Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

5000-RH - Full Doc, Bank Statements 1-2-Year Full Doc, 12-/24-Month Bank Statement

Base Price											
30 Year Fixed											
Rate	BFCP										
7.750	1.625										
7.875	1.000										
8.000	0.375										
8.125	0.125										
8.250	(0.250)										
8.375	(0.500)										
8.500	(0.875)										
8.625	(1.125)										
8.750	(1.375)										
8.875	(1.500)										
9.000	(1.750)										
9.125	(2.000)										
9.250	(2.125)										
9.375	(2.250)										
9.500	(2.375)										
9.625	(2.500)										
Rates & Pricing are for LLPA Only											
Lock Ext. Fees ¹											
5 Days	Free										
7 Days	0.375										
14 Days	0.625										
21 Days	0.875										
GBX Fees											
UW	\$1,695										
Doc Prep	\$295										
CDA	\$250										
		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO	780+	(0.750)	(0.750)	(0.500)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	760-779	(0.750)	(0.750)	(0.500)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	740-759	(0.625)	(0.625)	(0.375)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	720-739	(0.500)	(0.500)	(0.250)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	700-719	(0.375)	(0.375)	(0.125)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	680-699	(0.250)	(0.125)	0.375	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	660-679	0.250	0.500	0.875	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	640-659	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	620-639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tran. Type	Purchase	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rate and Term	0.250	0.250	0.250	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Cash Out Refi	0.625	0.875	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Doc Type	Full Doc	(0.250)	(0.250)	(0.250)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	24BS	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	12BS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	24PL 3BS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	AU	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	WVOE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Occ	Second Home	0.125	0.125	0.125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	NOO	0.125	0.125	0.125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Prop Type	Condos (Non-Warr.)	0.125	0.125	0.125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Condos (Warr.)	0.125	0.125	0.125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2 - 4 Units	0.250	0.250	0.250	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Amount	< \$250,000	0.250	0.250	0.250	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	> \$250k - \$750k	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	> \$750k - \$1.0m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	> \$1.0m - \$1.5m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	> \$1.5m - \$2.0m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	> \$2.0m - \$2.5m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Terms	DTI > 50%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	No Impounds	NA	NA	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	State: IL, CT, NJ	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	No PPP	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1 Year PPP	0.750	0.750	0.750	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2 Year PPP	0.375	0.375	0.375	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3 Year PPP	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	4 Year PPP	(0.375)	(0.375)	(0.375)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing History	5 Year PPP	(0.750)	(0.750)	(0.750)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1x30x12	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	0x60x12	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	0x90x12	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing Event	>=36 Mo	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	24 - 35 Mo	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	12 - 23 Mo	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Min (Rebate) / Max (Discount Pts)

Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	1.000	2.000	1.500	1.000	1.000	0.500	0.000
Discount	2.000	2.000	2.000	2.000	2.000	2.000	2.000

LPC		
Rate Add On	LPC	
0.375	1.000	
0.500	1.375	
0.625	1.750	
0.750	2.000	
0.875	2.250	
1.000	2.500	

LPC Limits	
PrePay Yr:	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-ITIN - Full/Alt Doc
2-Year Full Doc, 12-/24-Month Bank Statement

Base Price													
30 Year Fixed													
Rate	BPCP		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
		FICO	780 +	(3.500)	(3.375)	(3.250)	(3.125)	(3.000)	(2.875)	(1.875)	(0.375)	1.000	
7.500	3.875		760-779	(3.500)	(3.375)	(3.250)	(3.125)	(3.000)	(2.875)	(1.875)	(0.375)	1.500	
7.625	3.375		740-759	(3.375)	(3.250)	(3.125)	(3.000)	(2.875)	(2.375)	(1.125)	0.625	2.500	
7.750	3.000		720-739	(3.250)	(3.125)	(3.000)	(2.875)	(2.625)	(1.875)	(0.375)	1.750	3.500	
7.875	2.500		700-719	(3.125)	(3.000)	(2.875)	(2.750)	(2.000)	(1.125)	0.750	3.375	NA	
8.000	2.125		680-699	(3.000)	(2.875)	(2.750)	(2.375)	(1.500)	(0.250)	2.125	NA	NA	
8.125	1.625		660-679	(2.875)	(2.750)	(2.625)	(2.000)	(0.750)	0.875	3.500	NA	NA	
8.250	1.375		Fico < 660	(1.000)	(0.625)	(0.250)	0.750	NA	NA	NA	NA	NA	
8.375	1.000		No Fico	(1.500)	(1.125)	(0.750)	0.250	NA	NA	NA	NA	NA	
8.500	0.750		One Fico (in addition)	0.000	0.250	0.500	0.750	1.000	NA	NA	NA	NA	
8.625	0.375	Tran. Type	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.750	0.125		Rate and Term	0.000	0.000	0.000	0.125	0.125	0.125	0.125	NA	NA	
8.875	(0.250)		Cash Out Refi	1.250	1.375	1.500	1.750	2.500	NA	NA	NA	NA	
9.000	(0.625)	Doc Type	Full Doc	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.250	
9.125	(0.875)		24BS	0.125	0.125	0.125	0.250	0.375	0.500	0.750	1.125	NA	
9.250	(1.125)		12BS	0.250	0.250	0.250	0.500	0.625	1.000	1.250	1.625	NA	
9.375	(1.375)	Occ Type	Second Home	0.375	0.500	0.625	0.750	1.000	NA	NA	NA	NA	
9.500	(1.625)		NOO	0.375	0.500	0.625	0.750	1.000	NA	NA	NA	NA	
9.625	(1.875)	Prop Type	Condos (Warr)	0.250	0.250	0.250	0.375	0.500	0.625	0.750	NA	NA	
9.750	(2.250)		Condos (Non-Warr)	0.375	0.375	0.375	0.500	0.625	0.750	0.875	NA	NA	
9.875	(2.625)		2 - 4 Units	1.000	1.250	1.500	1.875	2.250	2.500	3.000	NA	NA	
10.000	(2.875)	Loan Amt	< \$250,000	0.250	0.250	0.250	0.250	0.500	0.500	0.500	0.750	0.875	
10.125	(3.125)		> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
			> \$750k - \$1.0m	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.000	
		Terms	DTI > 43%	0.125	0.125	0.125	0.125	0.125	0.250	0.250	0.375	NA	
			7/1 ARM	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	
			State: IL, CT, NJ	0.000	0.000	0.000	0.125	0.125	0.125	0.250	0.375	N/A	
			No PPP	1.500	1.500	1.500	1.500	1.500	N/A	N/A	N/A	N/A	
			1 Year PPP	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A	
			2 Year PPP	0.750	0.750	0.750	0.750	0.750	N/A	N/A	N/A	N/A	
			3 Year PPP	0.000	0.000	0.000	0.000	0.125	N/A	N/A	N/A	N/A	
			4 Year PPP	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A	N/A	N/A	
			5 Year PPP	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	N/A	N/A	N/A	N/A	
Rates & Pricing are for LLPA Only													
Lock Ext. Fees ¹													
5 Days	Free												
7 Days	0.375												
14 Days	0.625												
21 Days	0.875												
GBX Fees													
UW	\$1,695												
Doc Prep.	\$295												
CDA	\$250												
			Min (Rebate) / Max (Discount Pts)										
			Min/Max Price	Owner Occ.	Non-Owner Occupied								
					No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP			
			(Rebate)	0.000	1.000	0.000	0.000	(0.500)	(0.750)	(1.000)			
			(Discount)	1.500	2.000	2.000	2.000	2.000	2.000	2.000			

LPC is not available

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-FN - Full/DSCR & ITIN DSCR
Foreign National Full Doc (OO/NOO) and FN/ITIN DSCR (NOO Only)

Base Price											
30 Year Fixed											
Rate	BFCP										
7.000	1.250										
7.125	0.625										
7.250	(0.125)										
7.375	(0.750)										
7.500	(1.500)										
7.625	(2.125)										
7.750	(2.750)										
7.875	(3.125)										
8.000	(3.625)										
8.125	(4.125)										
8.250	(4.500)										
8.375	(4.875)										
8.500	(5.250)										
8.625	(5.625)										
8.750	(6.000)										
Rates & Pricing are for LLPA Only											
Lock Ext. Fees ¹											
5 Days	Free										
7 Days	0.375										
14 Days	0.625										
21 Days	0.875										
GBX Fees											
UW	\$1,695										
Doc Prep.	\$295										
CDA	\$250										

		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO	680+	(0.500)	(0.125)	0.125	0.625	2.000	3.250	NA	NA	NA	NA
	FICO < 680 / No Fico	(0.375)	0.000	0.250	0.750	2.125	3.250	NA	NA	NA	NA
	ITIN as ID	1.000	1.375	1.750	2.000	NA	NA	NA	NA	NA	NA
Occ	Primary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Second Home	2.000	2.125	2.250	2.375	2.500	3.000	NA	NA	NA	NA
	NOO	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
Loan Amount	< \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA
	> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	> \$750k - \$1.0m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	> \$1.0m - \$1.5m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	> \$1.5m - \$2.0m	0.250	0.250	0.250	0.250	0.000	0.000	NA	NA	NA	NA
DSCR / Full Doc	DSCR > 1.25	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	NA	NA	NA	NA
	DSCR 1.0-1.24	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	DSCR 0.75-0.99	0.750	0.750	0.750	1.000	NA	NA	NA	NA	NA	NA
	DSCR < 0.75	2.500	2.500	2.500	3.250	NA	NA	NA	NA	NA	NA
	Full Doc	1.000	1.000	1.125	1.250	1.375	1.750	NA	NA	NA	NA
Tran. Type	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	Rate and Term	0.000	0.000	0.000	0.125	0.125	0.000	NA	NA	NA	NA
	CO & DSCR => 1.0	0.750	0.750	0.750	NA	NA	NA	NA	NA	NA	NA
	CO & DSCR < 1.0	0.750	0.750	0.750	NA	NA	NA	NA	NA	NA	NA
Prop Type	Condos (Warr)	0.125	0.125	0.125	0.250	0.500	NA	NA	NA	NA	NA
	Condos (Non-Warr)	1.375	1.375	1.375	1.375	1.375	1.375	NA	NA	NA	NA
	2 - 4 Units	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA	NA
Terms	10 (360 mo term)	0.500	0.500	0.500	0.500	0.625	NA	NA	NA	NA	NA
	State: IL, CT, NJ	0.125	0.250	0.250	0.250	0.375	0.500	NA	NA	NA	NA
	No PPP	1.500	1.500	1.500	1.500	1.750	1.750	NA	NA	NA	NA
	1 Year PPP	1.000	1.000	1.000	1.000	1.500	1.500	NA	NA	NA	NA
	2 Year PPP	0.750	0.750	0.750	0.750	0.625	0.650	NA	NA	NA	NA
	3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA
	4 Year PPP	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	NA	NA	NA	NA
	5 Year PPP	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	NA	NA	NA	NA

Min (Rebate) / Max (Discount Pts)								
Min/Max Price	Owner Occ.	Non-Owner Occupied						
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP	
(Rebate)	NA	1.000	0.000	(0.250)	(0.500)	(0.750)	(1.000)	
Discount	NA	2.000	3.000	3.000	3.000	3.000	3.000	

Lender Paid Compensation (LPC)

LPC	
Rate Add On	LPC
0.375	1.000
0.500	1.375
0.625	1.750
0.750	2.000
0.875	2.250
1.000	2.500

LPC Limits	
PrePay Yr:	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PST - 4:00PM PST

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-Super Jumbo (\$3mm-\$5mm LAMT) 1-2-Year Full Doc, 12-/24-Month Bank Statement

30 Day Lock	
30 Year Fixed	
Rate	BFCP
6.375	2.125
6.500	1.500
6.625	0.875
6.750	0.250
6.875	(0.375)
7.000	(0.875)
7.125	(1.375)
7.250	(1.750)
7.375	(2.250)
7.500	(2.625)
7.625	(3.000)
7.750	(3.250)
7.875	(3.625)
8.000	(4.000)
8.125	(4.250)
8.250	(4.500)
8.375	(4.750)
8.500	(5.000)
8.625	(5.250)
8.750	(5.500)
8.875	(5.750)
9.000	(6.000)
9.125	(6.250)

Rates & Pricing are for LLPA Only

Lock Ext. Fees ¹	
5 Days	Free
7 Days	0.375
14 Days	0.625
21 Days	0.875

GBX Fees	
UW	\$1,695
Doc Prep.	\$295
CDA	\$250

	CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO	780 +	(0.750)	(0.750)	(0.500)	(0.375)	(0.250)	N/A	N/A	N/A	N/A
	760-779	(0.750)	(0.750)	(0.500)	(0.375)	(0.250)	N/A	N/A	N/A	N/A
	740-759	(0.625)	(0.625)	(0.375)	(0.250)	(0.125)	N/A	N/A	N/A	N/A
	720-739	(0.500)	(0.500)	(0.250)	(0.125)	0.000	N/A	N/A	N/A	N/A
	700-719	(0.375)	(0.375)	(0.125)	0.000	0.375	N/A	N/A	N/A	N/A
Tran. Type	Purchase	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	Rate and Term	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	Cash Out Refi	0.250	0.250	0.375	0.750	NA	N/A	N/A	N/A	N/A
Doc Type	2yr Full Doc	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	1yr Full Doc	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	24BS	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	12BS	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
Occ	Second Home	0.125	0.125	0.125	0.125	0.250	N/A	N/A	N/A	N/A
	NOO	0.375	0.500	0.500	0.625	0.875	N/A	N/A	N/A	N/A
Prop Type	Condos (Non-Warr)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Condos (Warr)	0.125	0.125	0.125	0.125	0.250	N/A	N/A	N/A	N/A
	2 - 4 Units	0.375	0.375	0.375	0.375	0.375	N/A	N/A	N/A	N/A
Loan Amt	>\$3.0m - \$3.5m	1.750	1.750	1.750	1.750	2.000	N/A	N/A	N/A	N/A
	> \$3.5m - \$4.0m	2.250	2.250	2.250	2.250	2.500	N/A	N/A	N/A	N/A
	> \$4.0m - \$4.5m	2.500	2.500	2.500	2.500	NA	N/A	N/A	N/A	N/A
	> \$4.5m - \$5.0m	2.750	2.750	2.750	2.750	NA	N/A	N/A	N/A	N/A
	> \$5.0m - \$5.5m	2.750	2.750	2.750	2.750	NA	N/A	N/A	N/A	N/A
Terms	IO (30yr term)	0.250	0.250	0.250	0.375	0.500	N/A	N/A	N/A	N/A
	DTI 43.01 - 45%	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	No Impounds	NA	NA	NA	NA	NA	N/A	N/A	N/A	N/A
PrePay	No PPP	2.000	2.000	2.000	2.000	2.000	N/A	N/A	N/A	N/A
	1 Year PPP	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
	2 Year PPP	0.375	0.375	0.375	0.375	0.375	N/A	N/A	N/A	N/A
	3 Year PPP	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
	4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	N/A	N/A	N/A	N/A
	5 Year PPP	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	N/A	N/A	N/A	N/A

Min (Rebate) / Max (Discount Pts)							
Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	0.000	2.000	1.000	0.000	0.000	0.000	0.000
Discount	1.500	2.000	2.000	2.000	2.000	2.000	2.000

LPC is not available

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



08/29/2025 08:16 AM PST

Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

5000-HELOAN - Full/Alt Doc

2-Year Full Doc, 3-/12-/24-Month Bank Statement, 12-/24-Month P/L Only

Base Price												
30 Year Fixed												
Rate	BPCP	CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
7.625	0.750	780 +	(0.875)	(0.875)	(0.875)	(0.375)	(0.375)	0.375	1.000	4.125	6.375	9.250
7.750	0.000	760-759	(0.250)	(0.250)	(0.125)	0.375	0.625	1.000	1.875	5.625	7.750	9.500
7.875	(0.625)	740-739	(0.125)	(0.125)	0.000	0.125	0.625	1.500	3.000	7.000	9.250	10.000
8.000	(1.250)	720-719	0.375	0.875	1.125	1.500	2.250	3.375	5.625	9.625	11.750	NA
8.125	(1.750)	680-699	1.875	1.875	2.250	2.250	4.500	5.625	7.625	11.000	NA	NA
8.250	(2.375)	660-679	4.500	4.500	4.875	5.625	6.000	7.250	10.250	NA	NA	NA
8.375	(2.875)	640-659	5.250	5.750	6.000	6.500	NA	NA	NA	NA	NA	NA
8.500	(3.250)	Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
8.625	(3.625)	12BS w/ 720+	1.000	1.000	1.000	1.000	1.000	1.000	1.250	1.750	NA	NA
8.750	(4.000)	12BS w/ 660+	1.125	1.125	1.125	1.500	1.500	1.500	1.625	2.375	NA	NA
8.875	(4.375)	24BS w/ 720+	0.875	0.875	0.875	0.875	0.875	0.875	1.125	1.625	NA	2.000
9.000	(4.750)	24BS w/ 660+	1.000	1.000	1.000	1.375	1.375	1.375	1.500	2.250	NA	NA
9.125	(5.125)	12 P/L Only w/ 720+	2.250	2.250	2.500	2.750	2.875	3.250	3.375	NA	NA	NA
9.250	(5.500)	12 P/L Only w/ 660+	3.250	3.250	3.375	3.500	3.625	3.750	NA	NA	NA	NA
9.375	(5.875)	24 P/L Only w/ 720+	2.125	2.125	2.375	2.625	2.750	3.125	3.250	NA	NA	NA
9.500	(6.250)	24 P/L Only w/ 660+	3.125	3.125	3.250	3.375	3.500	3.625	3.875	NA	NA	NA
9.625	(6.625)	Second Home	1.000	1.000	1.000	1.000	1.000	1.000	1.125	1.250	NA	NA
9.750	(7.000)	NOO	1.750	2.250	2.750	3.375	4.000	4.750	5.250	6.500	NA	NA
9.875	(7.375)	Condos (Warr)	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.625	0.750	NA
10.000	(7.750)	Condos (Non-Warr)	1.000	1.000	1.000	1.000	1.000	1.250	NA	NA	NA	NA
10.125	(8.125)	2 - 4 Units	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
10.250	(8.500)	< \$200,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
10.375	(8.875)	> \$200k - \$500k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10.500	(9.250)	> \$500,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	1.000	1.250	NA
10.625	(9.625)	IO (360 mo term)	1.500	1.500	1.750	2.000	2.250	NA	NA	NA	NA	NA
10.750	(9.950)	DTI > 43%	0.250	0.250	0.250	0.250	0.375	0.500	0.625	0.750	1.000	NA
10.875	(10.250)	DTI > 45%	0.375	0.375	0.375	0.375	0.500	0.625	1.000	1.250	1.625	NA
11.000	(10.500)	15 Year Term (No IO)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA
11.125	(10.750)	20 Year Term (No IO)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA
11.250	(11.000)											
11.375	(11.250)											
11.500	(11.500)											
11.625	(11.750)											
11.750	(12.000)											
11.875	(12.250)											
12.000	(12.500)											
12.125	(12.750)											
12.250	(13.000)											
12.375	(13.250)											
Rates & Pricing are for LLPA Only												

Lock Ext. Fees ¹	
5 Days	Free
7 Days	0.375
14 Days	0.625
21 Days	0.875

GBX Fees	
UW	\$1,695
Doc Prep.	\$295
CDA	\$250

Min/Max Price	Owner Occ.	(Min)/Max Rebate (BPC)					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	0.000	0.000	NA	NA	NA	NA	NA
(Discount)	2.000	2.000	NA	NA	NA	NA	NA

LPC is not available

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-Elite Plus - DSCR

1.00x DSCR / 0x30x12

Base Price	
30 Year Fixed	
Rate	BPCP
6.250	2.250
6.375	1.500
6.500	0.625
6.625	(0.125)
6.750	(0.875)
6.875	(1.625)
7.000	(2.250)
7.125	(2.875)
7.250	(3.625)
7.375	(4.250)
7.500	(5.000)
7.625	(5.625)
7.750	(6.250)
Rates & Pricing are for LLPA Only	

Lock Ext. Fees ¹	
5 Days	Free
7 Days	0.375
14 Days	0.625
21 Days	0.875

GBX Fees	
UW	\$1,695
Doc Prep.	\$295
CDA	\$250

	CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO	760 +	(1.375)	(1.250)	(1.250)	(0.875)	(0.375)	0.250	1.875	NA	NA
	740-759	(1.375)	(1.250)	(1.125)	(0.750)	(0.125)	0.500	2.125	NA	NA
	720-739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.875	NA	NA
	700-719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.500	4.000	NA	NA
Tran. Type	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
	Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	Cash Out Refi	0.375	0.375	0.375	0.500	1.250	2.000	NA	NA	NA
Prop Type	Condos (Non-Warr.)	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Condos (Warr.)	0.125	0.125	0.125	0.250	0.500	0.750	0.375	NA	NA
Loan Amount	2 - 4 Units	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA
	< \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	NA	NA
	> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
	> \$750k - \$1.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
	> \$1.0m - \$1.5m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
	> \$1.5m - \$2.0m	0.000	0.000	0.125	0.125	0.250	0.500	NA	NA	NA
Terms	> \$2.0m - \$2.5m	0.375	0.375	0.500	0.750	1.000	NA	NA	NA	NA
	> \$2.5m - \$3.0m	0.750	0.750	0.750	1.125	1.250	NA	NA	NA	NA
	IO (360 mo term)	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA
	40yr Amortization	0.250	0.250	0.250	0.250	0.250	0.375	0.500	NA	NA
	No Impounds	0.375	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
	Short Term Rental	0.750	0.750	0.750	0.750	0.875	1.000	NA	NA	NA
	State: IL, CT, NJ	0.000	0.125	0.250	0.250	0.250	0.375	0.500	NA	NA
	No PPP	1.250	1.250	1.500	1.500	1.750	1.750	1.750	NA	NA
	1 Year PPP	0.875	0.875	1.125	1.125	1.500	1.500	1.500	NA	NA
	2 Year PPP	0.500	0.500	0.500	0.500	0.625	0.625	0.625	NA	NA
Rates & Pricing are for LLPA Only	3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
	4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.500)	(0.625)	NA	NA
	5 Year PPP	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)	(1.000)	NA	NA

(Min)/Max Rebate (BPC)

Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	NA	1.000	0.000	(0.250)	(0.500)	(0.750)	(1.000)
Discount	NA	3.000	3.000	3.000	3.000	3.000	3.000

Lender Paid Compensation (LPC)

LPC: DSCR >= 1.0	
Rate Add On	LPC
0.375	1.000
0.500	1.375
0.625	1.750
0.750	2.000
0.875	2.250
1.000	2.500

LPC Limits	
PrePay Yrs	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-Elite - DSCR
DSCR >= 1.00x / 0x60x12 / Housing Event 24+

Base Price												
30 Year Fixed												
Rate	BPCP	FICO	CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
6.750	2.375		760 +	(1.375)	(1.250)	(1.250)	(0.875)	(0.250)	0.250	1.875	3.000	NA
6.875	1.625		740-759	(1.375)	(1.250)	(1.125)	(0.750)	0.000	0.500	2.125	3.250	NA
7.000	0.750		720-739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.875	4.000	NA
7.125	0.000		700-719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.375	3.875	NA	NA
7.250	(0.750)		680-699	(0.500)	(0.125)	0.125	0.625	2.000	3.250	NA	NA	NA
7.375	(1.500)		660-679	(0.250)	0.125	0.625	1.125	2.500	5.000	NA	NA	NA
7.500	(2.125)		640-659	2.500	3.000	3.500	4.000	4.500	NA	NA	NA	NA
7.625	(2.750)		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
7.750	(3.500)		Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
7.875	(4.125)	Cash Out Refi	0.375	0.375	0.375	0.500	1.250	2.000	NA	NA	NA	
8.000	(4.875)	Condo (ex. CondoTel)	0.125	0.125	0.125	0.125	0.250	0.500	NA	NA	NA	
8.125	(5.500)	CondoTel	1.375	1.375	1.375	1.375	1.375	1.375	NA	NA	NA	
8.250	(6.125)	2 - 4 Units	0.500	0.500	0.500	0.500	0.625	0.750	1.000	NA	NA	
		Unique Prop./Prop. Use	2.500	2.625	2.625	2.625	2.750	2.875	NA	NA	NA	
		< \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.625	NA	
		> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	
		> \$750k - \$1.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	
		> \$1.0m - \$1.5m	0.000	0.000	0.000	0.000	0.000	0.000	0.500	NA	NA	
		> \$1.5m - \$2.0m	0.000	0.000	0.125	0.125	0.250	0.500	NA	NA	NA	
		> \$2.0m - \$2.5m	0.375	0.375	0.500	0.750	1.000	NA	NA	NA	NA	
		> \$2.5m - \$3.0m	0.750	0.750	0.750	1.125	1.250	NA	NA	NA	NA	
		> \$3.0m - \$3.5m	1.500	1.500	1.500	1.500	2.000	NA	NA	NA	NA	
		10 (360 mo term)	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA	
		40yr Amortization	0.250	0.250	0.250	0.250	0.250	0.375	NA	NA	NA	
		Short Term Rental	0.375	0.500	0.500	0.625	0.750	1.000	NA	NA	NA	
		State: IL, CT, NJ	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA	NA	
Rates & Pricing are for LLPA Only		Terms	No PPP	1.250	1.250	1.500	1.500	1.750	1.750	1.750	1.875	NA
			1 Year PPP	0.875	0.875	1.125	1.125	1.500	1.500	1.500	1.625	NA
			2 Year PPP	0.500	0.500	0.500	0.500	0.625	0.625	0.625	0.750	NA
			3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
			4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.500)	(0.625)	(0.625)	NA
		5 Year PPP	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)	(1.000)	(1.000)	NA	
		Credit Events	1x30x12	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA
			0x60x12	0.500	0.500	0.500	0.625	0.625	NA	NA	NA	NA
			>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
			24 - 35 Mo	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
GBX Fees												
UW	\$1,695											
Doc Prep.	\$295											
CDA	\$250											

(Min)/Max Rebate (BPC)

Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	NA	1.000	0.000	(0.250)	(0.500)	(0.750)	(1.000)
Discount	NA	3.000	3.000	3.000	3.000	3.000	3.000

Lender Paid Compensation (LPC)

LPC: DSCR >= 1.0	
Rate Add On	LPC
0.375	1.000
0.500	1.375
0.625	1.750
0.750	2.000
0.875	2.250
1.000	2.500

LPC Limits	
PrePay Yr	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

1 Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-No Ratio - DSCR
DSCR < 1.00x / 0x30x12

Base Price		CLTV										
30 Year Fixed			<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
Rate	BPCP	FICO	760 +	(1.375)	(1.250)	(1.250)	(0.875)	(0.250)	0.250	NA	NA	NA
6.875	1.250		740-759	(1.375)	(1.250)	(1.125)	(0.750)	0.000	0.500	NA	NA	NA
7.000	0.625		720-739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	NA	NA	NA
7.125	0.000		700-719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.375	NA	NA	NA
7.250	(0.750)		680-699	(0.500)	(0.125)	0.125	0.625	2.000	NA	NA	NA	NA
7.375	(1.375)		660-679	(0.250)	0.125	0.625	1.125	2.500	NA	NA	NA	NA
7.500	(2.125)	Tran. Type	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
7.625	(2.750)		Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
7.750	(3.375)		Cash Out Refi	0.750	0.750	0.750	0.875	1.500	2.125	NA	NA	NA
7.875	(3.750)	Prop Type	Condo (ex. Condotel)	0.125	0.125	0.125	0.125	0.250	0.500	NA	NA	NA
8.000	(4.250)		CondoTel	1.375	1.375	1.375	1.375	1.375	1.375	NA	NA	NA
8.125	(4.750)		2 - 4 Units	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA
8.250	(5.125)	Loan Amount	< \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA
8.375	(5.500)		> \$250k - \$750k	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
8.500	(5.875)		> \$750k - \$1.0m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
8.625	(6.250)		> \$1.0m - \$1.5m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
8.750	(6.625)		> \$1.5m - \$2.0m	0.000	0.000	0.125	0.125	0.250	NA	NA	NA	NA
8.875	(7.000)		> \$2.0m - \$2.5m	0.375	0.375	0.500	0.750	NA	NA	NA	NA	NA
9.000	(7.375)		> \$2.5m - \$3.0m	0.750	0.750	0.750	NA	NA	NA	NA	NA	
		Terms	DSCR >= 0.75x	0.750	0.750	0.750	1.000	1.500	2.375	NA	NA	NA
			DSCR < 0.75x	2.250	2.250	2.250	2.750	3.000	4.375	NA	NA	NA
			IO (360 mo term)	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA
			40yr Amortization	0.250	0.250	0.250	0.250	0.250	0.375	NA	NA	NA
			Short Term Rental	0.750	0.750	0.750	0.750	0.875	1.000	NA	NA	NA
			State: IL, CT, NJ	0.000	0.000	0.000	0.125	0.125	0.250	NA	NA	NA
		No Pkgs	1.250	1.250	1.500	1.500	1.750	1.750	1.750	NA	NA	NA
Rates & Pricing are for LLPA Only		1 Year PPP	0.875	0.875	1.125	1.125	1.500	1.500	1.500	NA	NA	NA
		2 Year PPP	0.500	0.500	0.500	0.500	0.625	0.625	0.625	NA	NA	NA
		3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
		4 Year PPP	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.500)	(0.625)	NA	NA	NA
		5 Year PPP	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)	(1.000)	NA	NA	NA
Lock Ext. Fees ¹												
5 Days	Free											
7 Days	0.375											
14 Days	0.625											
21 Days	0.875											

(Min)/Max Rebate (BPC)

Min/Max Price	Owner Occ.	Non-Owner Occupied				
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP
(Rebate)	NA	1.000	0.000	(0.250)	(0.500)	(0.750)
(Discount)	NA	3.000	3.000	3.000	3.000	3.000

Lender Paid Compensation (LPC)

LPC: DSCR 0.75 - 0.99		LPC: DSCR < 0.75		LPC Limits	
Rate Add On	LPC	NOT AVAILABLE		PrePay Yrs	LPC
0.500	1.000			1	No LPC
0.625	1.250			2	Up to 1.50%
0.750	1.500			3	Up to 2.00%
0.875	1.750			4	Up to 2.25%
1.000	2.000			5	Up to 2.50%
1.125	2.250				
1.250	2.375				
1.375	2.500				

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
 Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
 Phone: (800) 490-2274

GreenBox Loans, Inc.
 3250 Wilshire Blvd, #1900
 Los Angeles, CA 90010
 Phone: (800) 919-1086
 CA BRE License# 01300944
 CA DBO License# 603L516
 NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-2 to 8 Mix & 5-10 Unit - DSCR

DSCR >= 1.00x / 0x30x12

Base Price											
30 Year Fixed		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Rate	BPCP										
8.375	2.625	760 +	(1.250)	(1.000)	(0.750)	(0.375)	(0.125)	0.250	NA	NA	NA
8.500	1.875	740-759	(1.125)	(0.875)	(0.500)	(0.250)	0.125	0.625	NA	NA	NA
8.625	1.250	720-739	(0.625)	(0.375)	(0.250)	0.000	0.375	1.000	NA	NA	NA
8.750	0.375	680-699	0.500	0.750	0.875	1.125	1.500	2.250	NA	NA	NA
8.875	0.000	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
9.000	(0.250)	Rate and Term	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
9.125	(0.375)	Cash Out Refi	0.375	0.375	0.375	0.500	NA	NA	NA	NA	NA
9.250	(1.375)	5-8 Units	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
9.375	(2.000)	9-10 Units	0.000	0.250	0.375	0.500	0.750	NA	NA	NA	NA
9.500	(2.500)	2-8 Unit Mixed Use	1.000	1.125	1.250	1.375	NA	NA	NA	NA	NA
9.625	(3.000)	< \$500,000	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
9.750	(3.500)	> \$500k - \$1.0m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
9.875	(4.000)	> \$1.0m - \$1.5m	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
10.000	(4.625)	> \$1.5m - \$2.0m	0.125	0.250	0.250	0.250	0.250	NA	NA	NA	NA
10.125	(5.125)	IO (360 mo term)	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	NA
10.250	(5.625)	Short Term Rental	0.750	0.750	0.750	0.750	0.875	1.000	NA	NA	NA
10.375	(6.125)	State: IL, CT, NJ	0.000	0.000	0.000	0.125	0.125	0.250	NA	NA	NA
10.500	(6.625)	No PPP	2.250	2.250	2.250	2.250	2.250	2.250	NA	NA	NA
10.625	(7.250)	1 Year PPP	1.750	1.750	1.750	1.750	1.750	1.750	NA	NA	NA
10.750	(7.625)	2 Year PPP	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	NA
10.875	(8.125)	3 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA
11.000	(8.500)	4 Year PPP	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.875)	NA	NA	NA
11.125	(8.875)	5 Year PPP	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	NA	NA	NA
11.250	(9.250)										
11.375	(9.625)										
Rates & Pricing are for LLPA Only											

Lock Ext. Fees ¹	
5 Days	Free
7 Days	0.375
14 Days	0.625
21 Days	0.875

GBX Fees	
UW	\$1,695
Doc Prep	\$295
CDA	\$250

(Min)/Max Rebate (BPC)

Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	NA	1.000	0.000	(0.250)	(0.500)	(0.750)	(1.000)
Discount	NA	3.000	3.000	3.000	3.000	3.000	3.000

Lender Paid Compensation (LPC)

LPC	
Rate Add On	LPC
0.375	1.000
0.500	1.375
0.625	1.750
0.750	2.000
0.875	2.250
1.000	2.500

LPC Limits	
PrePay Yrs	LPC
1	No LPC
2	Up to 1.50%
3	Up to 2.00%
4	Up to 2.25%
5	Up to 2.50%

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted



Lock Desk
LockDesk@GreenBoxLoans.com
Hours: 8:00AM PT - 4:00PM PT

Sales
WholesaleInfo@GreenBoxLoans.com
Phone: (800) 490-2274

GreenBox Loans, Inc.
3250 Wilshire Blvd, #1900
Los Angeles, CA 90010
Phone: (800) 919-1086
CA BRE License# 01300944
CA DBO License# 603L516
NMLS# 333659
Info@GreenBoxLoans.com

08/29/2025 08:16 AM PST

5000-CES (HELOAN) Investment DSCR >= 1.00x | Investment Only

Base Price											
30 Year Fixed		CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Rate	BPCP										
7.750	5.500	FICO	800 +	(0.500)	(0.500)	0.000	0.500	1.250	2.375	3.750	N/A
7.875	4.625		761-779	(0.500)	(0.500)	0.000	0.500	1.250	2.375	3.750	N/A
7.875	4.625		760-759	0.000	0.000	0.500	1.125	1.625	2.875	4.250	N/A
8.000	4.000		740-739	0.500	0.500	1.250	1.500	2.000	3.250	5.500	N/A
8.125	3.375		720-739	1.250	1.250	2.000	2.375	2.750	3.875	8.000	N/A
8.250	2.750		700-719	2.750	2.750	3.250	3.750	4.250	5.250	N/A	N/A
8.375	2.125		680-699	4.750	4.750	5.250	6.000	N/A	N/A	N/A	N/A
8.500	1.625	DSCR	DSCR ≥ 1.25	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A
8.625	1.125		DSCR 1.15 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
8.750	0.625		DSCR 1.00 - 1.14	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
8.875	0.125		DSCR < 1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9.000	(0.375)	Prop Type	Condos (Warr)	N/A	N/A	N/A	N/A	NA	NA	N/A	N/A
9.125	(0.875)		Condos (Non-Warr)	N/A	N/A	N/A	N/A	NA	NA	N/A	N/A
9.250	(1.375)		2 - 4 Units	0.250	0.250	0.375	0.375	0.500	0.500	N/A	N/A
9.375	(1.875)	Loan Amt	< \$200,000	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
9.500	(2.375)		> \$350k - \$500k	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A
9.625	(2.750)		> \$500,000	N/A	N/A	N/A	N/A	NA	NA	N/A	N/A
9.750	(3.250)	Terms	No PPP	1.625	1.625	1.625	1.625	1.625	1.625	N/A	N/A
9.875	(3.625)		1 Year PPP	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A
10.000	(4.000)		2 Year PPP	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A
10.125	(4.250)		3 Year PPP	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A
10.250	(4.500)		4 Year PPP	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
10.375	(4.750)		5 Year PPP	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
10.500	(5.000)		STR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10.625	(5.250)										
10.750	(5.500)										
10.875	(5.750)										
11.000	(6.000)										
11.125	(6.250)										
11.250	(6.500)										
11.375	(6.750)										
11.500	(7.000)										
11.625	(7.250)										
11.750	(7.500)										
11.875	(7.750)										
12.000	(8.000)										
12.125	(8.250)										
12.250	(8.500)										
12.375	(8.750)										
12.500	#N/A										
Rates & Pricing are for LLPA Only											

Lock Ext. Fees ¹	
5 Days	Free
7 Days	0.375
14 Days	0.625
21 Days	0.875

GBX Fees	
UW	\$1,695
Doc Prep.	\$295
CDA	\$250

(Min)/Max Rebate (BPC)							
Min/Max Price	Owner Occ.	Non-Owner Occupied					
		No PPP	1yr PPP	2yr PPP	3yr PPP	4yr PPP	5yr PPP
(Rebate)	NA	1.000	0.000	0.000	(0.500)	(0.625)	(1.000)
Discount	NA	3.000	3.000	3.000	3.000	3.000	3.000

LPC is not available

FOR WHOLESALE AND BROKER USE ONLY

This rate sheet is not a loan offer or credit application. Rates, terms, and guidelines are subject to change at Greenbox Loans' discretion. All loans must comply with applicable laws.

¹ Lock shall not exceed 60 days total (including all extensions); Max two (2) Lock Extensions Permitted