

Operational Prepayment Penalty Matrix

Occupancy = Non-owner occupied, Investment

Standard = % of amount prepaid (partial or full prepayment)

-5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR

-4-year penalty with 4%, 3%, 2%, 1% stepdown fee structure; OR

-3-year penalty with 3%, 2%, 1% stepdown fee structure; OR

-2-year penalty with 2%, 1% stepdown fee structure; OR

-1-year penalty with 1% fee 1% of the amount prepaid if within the fifth year

Example: 5-year prepay term

-5% of the amount prepaid if within the first year

-4 % of the amount prepaid if within the second year

-3% of the amount prepaid if within the third year

-2% of the amount prepaid if within the fourth year

State	Borrower Type	Property # Units	Lien	Loan Amount	APR	Adjustable/Fixed	Terms
Alabama	Any	Any	Any	Any	Any	Any	Standard
Alaska	Any	1-to-4 Unit	Any	Any	Any	Any	Prohibited
Arizona	Any	Any	Any	Any	Any	Any	Standard
Arkansas	Any	Any	Any	Any	Any	Any	Standard
California	Any	Any	Any	Any	Any	Any	Standard
Colorado	Any	Any	Any	Any	Any	Any	Standard
Connecticut	Any	Any	Any	Any	Any	Any	Standard
Delaware	Any	Any	Any	Any	Any	Any	Standard
DC	Any	Any	Any	Any	Any	Any	Standard
Florida	Any	Any	Any	Any	Any	Any	Standard
Georgia	Any	Any	Any	Any	Any	Any	Standard
Hawaii	Any	Any	Any	Any	Any	Any	Standard
Idaho	Any	Any	Any	Any	Any	Any	Standard
Illinois	Business Entity	Any	Any	Any	Any	Any	Standard
	Natural Person	1-to-4 Unit	Any	Any	More than 8%	Any	Prohibited
	Natural Person	1-to-4 Unit	Any	Any	8% or less	Any	Standard
Indiana	Any	Any	Any	Any	Any	Any	Standard
Iowa	Any	Any	Any	Any	Any	Any	Standard
Kansas	Any	1-to-4 Unit	Any	Any	Any	Any	Prohibited (Business Decision)
Kentucky	Any	Any	Any	Any	Any	Any	Standard
Louisiana	Any	Any	Any	Any	Any	Any	Standard * Prohibited if property is "rural property"
Maine	Any	Any	Any	Any	Any	Any	Standard
Maryland	Any	Any	Any	Any	Any	Any	3 year term MAX; 2-months advance interest on the aggregate amount of all prepayments made in any 12month period in excess of 1/3 of the original principal amount
Massachusetts	Any	Any	Any	Any	Any	Any	Standard
Michigan	Any	1-Unit	First	Any	Any	Any	3 year term MAX; 1% of the amount prepaid
	Any	2+ Units	Any	Any	Any	Any	Standard
Minnesota	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)
Mississippi	Any	Any	Any	Any	Any	Any	Standard
Missouri	Any	Any	Any	Any	Any	Any	Standard
Montana	Any	Any	Any	Any	Any	Any	Standard
Nebraska	Any	Any	Any	Any	Any	Any	Standard
Nevada	Any	Any	Any	Any	Any	Any	Standard
New Hampshire	Any	Any	Any	Any	Any	Any	Standard
New Jersey	Natural Person	Any	Any	Any	Any	Any	Prohibited (Business decision)
	Business Entity	Any	Any	Any	Any	Any	Standard
New Mexico	Any	1-to-4 Units	Any	Any	Any	Any	Prohibited



New York	Any	Any	Any	Any	Any	Any	Standard
North Carolina	Any	Any	Any	Any	Any	Any	Standard
North Dakota	Any	Any	Any	Any	Any	Any	Standard
Ohio	Any	1-to-2 Unit	Any	\$110,223 or more*	Any	Any	5-year Max; 1% of original principal balance *amount changes annually (2024 \$110,223; 2023 \$107,633)
	Any	1-to-2 Unit	First	Less than \$110,223*	Any	Any	Prohibited *amount changes annually (2024 \$110,223; 2023 \$107,633)
	Any	3+ Units	Any	Any	Any	Any	Standard
Oklahoma	Any	Any	Any	Any	Any	Any	Standard
Oregon	Any	Any	Any	Any	Any	Any	Standard
Pennsylvania	Natural Person	1-to-2 Unit	Any	Less than or equal to \$312,159*	Any	Any	Prohibited *amount changes annually (2024 \$312,159; 2023 \$301,022)
	Natural Person	1-to-2 Unit	Any	More than \$312,159*	Any	Any	Standard *amount changes annually (2024 \$312,159; 2023 \$301,022)
	Natural Person	3+ Units	Any	Any	Any	Any	Standard
	Business Entity	Any	Any	Any	Any	Any	Standard
Rhode Island	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)
South Carolina	Any	Any	Any	Any	Any	Any	Standard
South Dakota	Any	Any	Any	Any	Any	Any	Standard
Tennessee	Any	Any	Any	Any	Any	Any	Standard
Texas	Any	Any	Any	Any	Any	Any	Standard
Utah	Any	Any	Any	Any	Any	Any	Standard
Vermont	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)
Virginia	Any	1-to-4 Unit	First	\$75,000 or more	Any	Any	Standard
Washington	Any	Any	Any	Any	Any	Any	Standard
West Virginia	Any	Any	Any	Any	Any	Any	Standard
Wisconsin	Any	Any	Any	Any	Any	Any	Standard
Wyoming	Any	Any	Any	Any	Any	Any	Standard

State Overlays (Summary)							
State	Borrower Type	Property # Units	Lien	Loan Amount	APR	Adjustable/Fixed	Terms
Alaska	Any	1-to-4 Unit	Any	Any	Any	Any	Prohibited
Illinois	Natural Person	1-to-4 Unit	Any	Any	More than 8%	Any	Prohibited
Kansas	Any	1-to-4 Unit	Any	Any	Any	Any	Prohibited (Business Decision)
Maryland	Any	Any	Any	Any	Any	Any	3-year term MAX; 2-months advance interest on the aggregate amount of all prepayments made in any 12month period in excess of 1/3 of the original principal amount
Michigan	Any	1-Unit	First	Any	Any	Any	3-year term MAX; 1% of the amount prepaid
Minnesota	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)
New Jersey	Natural Person	Any	Any	Any	Any	Any	Prohibited (Business decision)
New Mexico	Any	1-to-4 Units	Any	Any	Any	Any	Prohibited
Ohio	Any	1-to-2 Unit	Any	\$110,223 or more*	Any	Any	5-year Max; 1% of original principal balance *Amount changes annually (2024 \$110,223; 2023 \$107,633)
	Any	1-to-2 Unit	First	Less than \$110,223*	Any	Any	Prohibited *Amount changes annually (2024 \$110,223; 2023 \$107,633)
Pennsylvania	Natural Person	1-to-2 Unit	Any	Less than or equal to \$312,159*	Any	Any	Prohibited *Amount changes annually (2024 \$312,159; 2023 \$301,022)
Rhode Island	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)
Vermont	Any	Any	Any	Any	Any	Any	Prohibited (Business Decision)