Effective Date: 08/01/2026

Non-QM Prepayment Penalty Matrix

Non-Owner Occupied properties; Loans for Business/Commercial Purpose

PREPAYMENT PENALTY PROHIBITED

Alaska	Delaware	New Mexico	

STANDARD PREPAYMENT PENALTY PERMITTED

Six (6) Months Interest Structure: Charged on the amount of prepaid exceeding 20% of the original principal in any 12-month period

Alabama (AL)	Indiana (IN)	Nebraska (NE)	Tennessee (TN)
Arizona (AZ)	Iowa (IA)	Nevada (NV)	Texas (TX)
Arkansas (AR)	Kansas (KS)	New Hampshire (NH)	Utah (UT)
California (CA)	Kentucky (KY)	New York (NY)	Vermont (VT)
Colorado (CO)	Louisiana (LA)	North Dakota (ND)	Washington (WA)
Connecticut (CT)	Maine (ME)	Oklahoma (OK)	Washington, D.C.
Florida (FL)	Massachusetts (MA)	Oregon (OR)	West Virginia (WV)
Georgia (GA)	Minnesota (MN)	Rhode Island (RI)	Wisconsin (WI)
Hawaii (HI)	Missouri (MO)	South Carolina (SC)	Wyoming (WY)
Idaho (ID)	Montana (MT)	South Dakota (SD)	

RESTRICTED PREPAYMENT PENALTY

<table>
<tr><th>State</th><th>PPP Allowed (No Restrictions)</th><th>PPP Permitted With Restrictions</th><th>PPP Prohibited</th></tr>
<tr><td colspan="4">Six (6) Months Interest Structure: Charged on the amount of prepaid exceeding 20% of the original principal in any 12-month period</td></tr>
<tr><td rowspan="2">Illinois (IL)</td><td>• Natural Person if rate ≤ 8% APR
• Cook County: Loan Amount ≥ $250,000</td><td>Cook County: Loan Amount < $250,000 and loan is a “threshold loan” [1]
• Not permitted after the expiration of 36 month period after loan was made
• Cannot exceed 3% of total loan amount if made within first twelve (12) month period; 2% if made within second twelve (12) month period; or 1% if made within third twelve (12) month period</td><td>Natural Person if rate > 8% APR</td></tr>
<tr><td>• Corporation or other business entity (any rate)
• Cook County: Loan Amount ≥ $250,000</td><td>Cook County “threshold loan” [1] that is < $250,000:
• Not permitted after the expiration of 36 month period after loan was made
• Cannot exceed 3% of total loan amount if made within first twelve (12) month period; 2% if made within second twelve (12) month period; or 1% if made within third twelve (12) month period</td><td>NA</td></tr>
<tr><td>Maryland (MD)</td><td>• Business Purpose loan with loan amount > $15,000
• Loan to a corporation (any amount)</td><td>Business Purpose loan with Loan Amount ≤ $15,000:
• Three (3) year maximum prepayment penalty
• Two (2) months advance interest on the aggregate amount of all prepayments made in a 12-month period that exceed 1/3 of the amount of the original loan</td><td>Consumer Purpose Loan</td></tr>
<tr><td>Michigan (MI)</td><td>Any loan secured by 2+ units</td><td>Business Purpose and Consumer Purpose loans secured by single family dwelling unit:
• Three (3) year maximum prepayment penalty
• Penalty may not exceed > 1% of prepayment penalty paid</td><td>NA</td></tr>
</table>

[1] Threshold loan means:
1) APR exceeds the yield on Treasury securities with a comparable period of maturity by more than 6%; or
2) Total points and fees exceed 5% of Loan Amount ($16,000 or greater) or $800 ($16,000 or less)

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State	PPP Allowed (No Restrictions)	PPP Permitted With Restrictions	PPP Prohibited
Mississippi (MS)	Loan secured by 2+ units	Single Family dwelling/condo unit: • Prohibited if prepaid more than five (5) years from date of note • Within the first five (5) years, may not exceed: ○ 5% of UPB if prepaid during the first year; ○ 4% of UPB if prepaid during second year; ○ 3% of UPB if prepaid during third year; ○ 2% of UPB if prepaid during fourth year; ○ 1% of UPB if prepaid during fifth year	NA
New Jersey (NJ)	• Business Purpose loan closed in name of a corporation • Business Purpose loan closing under LLC or other business entity, or under an individual, if rate ≤ 6%	NA	• Consumer Purpose loan • Business Purpose loan closed in name of LLC or individual secured by 1-6 unit dwelling if interest rate > 6% • Business Purpose loan not closed in name of corporation secured by 1-6 unit dwelling if interest rate > 6%
North Carolina (NC)	Loans > $100,000	Loans ≤ $100,000 • 2% of outstanding balance • Cannot be charged after three (3) years	NA
Ohio (OH)	Loan secured by 3-4 unit properties	1-3 unit properties where loan over $116,356 [2] • Prohibited after five (5) years from execution date of mortgage • Within firs five (5) years, may not exceed 1% of the original principal amount	1-2 unit properties where loan under $116,356 [2]
Pennsylvania (PA)	• 1-2 units with Loan Amount > $319,777 [3] (individual or entity) • 3-4 units closed in name of individual or entity (any Loan Amount)	NA	Loans on 1-3 units with Loan Amount ≤ $319,777 [3] (individual or entity)
Virginia (VA)	Loan Amount ≥ $75,000	Limitations for loans < $75,000 • Penalty may not exceed 1% of the UPB	NA

[2] As of January 1, 2026. Adjusted annually.
[3] As of 2026. Adjusted annually

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