



**To:** All Customers **From:** Flagstar Lending  
**Date:** 11/27/20 **Memo #:** 20112  
**Subject:** Cash-out and Government Loan Amount FICO LLPAs

Flagstar Bank is pleased to announce that starting with new locks on Friday, November 27, 2020, we are updating our Government Loan Amount FICO loan level price adjustments with the following values.

|          | MSR FHA & USDA - Purchase |                       |                      |                      |                      |                      |            | MSR FHA & USDA -No Cash Out Refi/Streamline |                       |                      |                      |                      |                      |            | MSR FHA - Cash Out Refinance |                       |                      |                      |                      |                      |            |     |
|----------|---------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|------------|---|-----------------------|----------------------|----------------------|----------------------|----------------------|------------|------------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|------------|-----|
|          | <=\$50,000                | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400 | <=\$50,000                                  | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400 | <=\$50,000                   | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400 |     |
| <620     | N/A                       | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A        | N/A   | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A        | N/A                          | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A        | N/A |
| 620-659  | -2.220                    | -0.740                | -0.280               | -0.140               | 0.000                | 0.070                | -0.050     | -2.270                                      | -0.790                | -0.330               | -0.190               | -0.050               | 0.020                | -0.100     | -2.300                       | -0.820                | -0.360               | -0.220               | -0.080               | -0.010               | -0.130     |     |
| 660-699  | -0.900                    | -0.470                | -0.130               | -0.030               | 0.040                | 0.060                | -0.115     | -0.950                                      | -0.520                | -0.180               | -0.080               | -0.010               | 0.010                | -0.165     | -0.980                       | -0.550                | -0.210               | -0.110               | -0.040               | -0.020               | -0.195     |     |
| ≥700-749 | -0.690                    | -0.340                | -0.115               | -0.025               | 0.040                | 0.060                | -0.150     | -0.740                                      | -0.390                | -0.165               | -0.075               | -0.010               | 0.010                | -0.200     | -0.770                       | -0.420                | -0.195               | -0.105               | -0.040               | -0.020               | -0.230     |     |
| ≥750     | -0.690                    | -0.340                | -0.115               | -0.025               | 0.040                | 0.060                | -0.150     | -0.740                                      | -0.390                | -0.165               | -0.075               | -0.010               | 0.010                | -0.200     | -0.770                       | -0.420                | -0.195               | -0.105               | -0.040               | -0.020               | -0.230     |     |

|          | MSR VA - Purchase |                       |                      |                      |                      |                      |                        | MSR VA - No Cash Out Refi/IRRL |            |                       |                      |                      |                      |                      | MSR VA - Cash Out Refi |        |            |                       |                      |                      |                      |                      |                        |        |
|----------|-------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|--------------------------------|------------|-----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|--------|------------|-----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|--------|
|          | <=\$50,000        | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400-\$1,000,000 | >\$1M                          | <=\$50,000 | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400-\$1,000,000 | >\$1M  | <=\$50,000 | \$50,000.01-\$100,000 | >\$100,000-\$150,000 | >\$150,000-\$200,000 | >\$200,000-\$300,000 | >\$300,000-\$510,400 | >\$510,400-\$1,000,000 | >\$1M  |
| <620     | N/A               | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A                    | N/A                            | N/A        | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A                    | N/A    | N/A        | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A                    | N/A    |
| 620-659  | -2.425            | -1.475                | -1.155               | -0.675               | -0.325               | -0.075               | -0.025                 | -0.625                         | N/A        | N/A                   | N/A                  | N/A                  | N/A                  | N/A                  | N/A                    | -2.450 | -1.500     | -1.180                | -0.700               | -0.350               | -0.100               | -0.050               | -0.650                 |        |
| 660-699  | -0.950            | -0.600                | -0.425               | -0.200               | -0.050               | 0.100                | 0.160                  | -0.440                         | -1.195     | -0.845                | -0.670               | -0.445               | -0.295               | -0.145               | -0.085                 | -0.685 | -0.950     | -0.600                | -0.425               | -0.200               | -0.050               | 0.100                | 0.160                  | -0.440 |
| ≥700-749 | -0.620            | -0.220                | -0.150               | 0.005                | 0.055                | 0.180                | 0.240                  | -0.310                         | -0.620     | -0.220                | -0.150               | 0.005                | 0.055                | 0.180                | 0.240                  | -0.310 | -0.620     | -0.220                | -0.150               | 0.005                | 0.055                | 0.180                | 0.240                  | -0.310 |
| ≥750     | -0.570            | -0.100                | 0.030                | 0.090                | 0.140                | 0.230                | 0.260                  | -0.290                         | -0.570     | -0.100                | 0.030                | 0.090                | 0.140                | 0.230                | 0.260                  | -0.290 | -0.570     | -0.100                | 0.030                | 0.090                | 0.140                | 0.230                | 0.260                  | -0.290 |

The State adjustments will remain the same:

|  |        |
|--|--------|
| NV, WA                                 | -0.200 |
| MD                                     | -0.150 |
| HI, IN                                 | -0.125 |
| CA, CO, UT                             | -0.100 |
| IA, MA, MO, NE                         | -0.075 |
| AL, AZ, KS, ME, NJ, WI                 | -0.050 |
| AR, IL, KY, MS, NM, OH, WV             | -0.025 |
| ID, LA, MI, MN, NY, OK, OR, SC, SD, VT | 0.000  |
| CT, DC, DE, GA, ND, PA, RI, TN, WY     | 0.025  |
| FL, MT, NC, VA                         | 0.050  |
| AK                                     | 0.075  |
| TX                                     | 0.125  |

Starting with new locks on Friday, November 27, 2020, we are also removing the following two cash-out LLPAs:

| Purpose Type                                | Old    | New   |
|---|--------|-------|
| FHA Cash-out                                | -5.000 | 0.000 |
| Cash-Out Refi < 700 FICO (All Agency Loans) | -1.000 | 0.000 |