

TIER CHART

DESCRIPTION	Silver*	Gold*	Platinum*	Diamond*
SELLER TANGIBLE NET WORTH	\$75,000	\$250,000	\$500,000	\$1,000,000
CASH LIQUIDITY	50% TNW**	20% TNW**	20% TNW**	10% TNW**
MARGIN MAINTENANCE DEPOSIT REQUIREMENT	1% Facility Limit	1% Facility Limit	1% Facility Limit	1% Facility Limit
FINANCIAL STATEMENTS	Internal	Internal	Compiled	Audited
INDEX	SOFR***	SOFR**	SOFR**	SOFR**
FLOOR RATE	Margin as specified on MRA Term Sheet			
DISBURSEMENT RATE WINDSOR MORTGAGE AS END INVESTOR	Up to 98% of Windsor commitment price or 100% of Note amount	Up to 98% of Windsor commitment price or 100% of Note amount	Up to 98% of Windsor commitment price or 100% of Note amount	Up to 98% of Windsor commitment price or 100% of Note amount
DISBURSEMENT RATE OTHER INVESTOR	Up to 99% of Note amount			
TIME IN BUSINESS	0****	1 Year****	2 Years****	2 Years****
LEVERAGE – MAXIMUM	15:1	15:1	20:1	20:1
LEVERAGE – GLOBAL	20:1	20:1	25:1	25:1
SERVICING / SUBSERVICING REQUIRED	No	No	No	No
DELEGATED UNDERWRITING	No	No	No	Yes***
GSE APPROVAL REQUIRED	No	No	No	No
MINIMUM GUARANTOR FICO	680	680	680	680

* Formerly Tier 1, Tier 2, Tier 3, and Tier 4, respectively

** Including balance in restricted capital accounts.

*** Plains Commerce Bank will use the thirty (30) day compounded SOFR average on the last business day of the month as published by the Federal Reserve Bank of New York. Linked [here](#).

**** Investor selection must have seller-specific prior approval in place for Fannie Mae, Freddie Mac, FHA, VA, or RD commensurate with mortgage approval.

***** At least one additional warehouse facility must be active at the time of renewal.