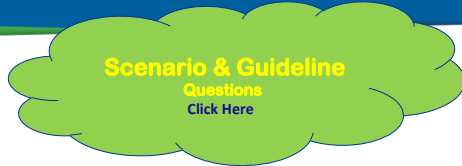


# Provident Wholesale Rate Sheet

3756 Central Avenue, Riverside, CA 92506  
 Tuesday, November 19, 2019 9:01 AM  
 Price Code: 2019-157



[www.provwholesale.com](http://www.provwholesale.com)



## Market Update

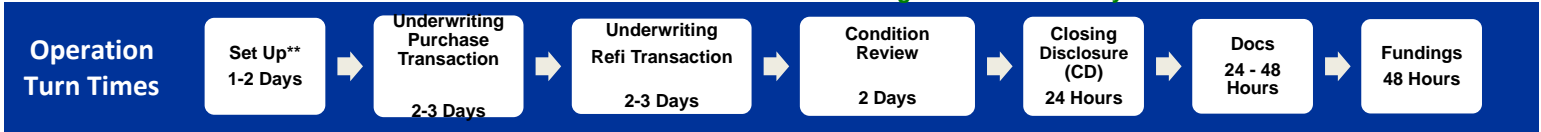
Treasuries strengthened on Monday, pushing yields slightly lower along the curve as investors weighed mixed messages concerning U.S.-China trade negotiations. Over the weekend, Beijing said that high-level trade representatives held "constructive talks" over the phone on Saturday. However, a subsequent release suggested that the overall mood remains negative, according to a Chinese government source. The uncertainty sent the yield on the benchmark 10-year note down two basis points to 1.81%, while the yield on the 30-year bond was off one basis point to 2.30%. At the short-end of the curve, the yield on the two-year note dipped two basis points to 1.59%. On the data front, an update from the NAHB showed homebuilder confidence eased in November but still remains near the highest of the year. In central bank news, Fed Chair Jerome Powell sat down with President Trump and Treasury Secretary Mnuchin to talk about the economy. Following the meeting, the Fed released a statement that described Powell's comments as "consistent with his remarks at his congressional hearings last week." In the auction space, the U.S. Treasury Department sold \$45 billion in 13-week bills at a high yield of 1.54%, while the bid-to-cover came in at 3.01, above the prior 2.70 demand ratio. \$42 billion in 26-week bills were also auctioned at a high yield of 1.54% and a bid-to-cover of 2.89, below the previous 2.99 reading.

## Economic Releases

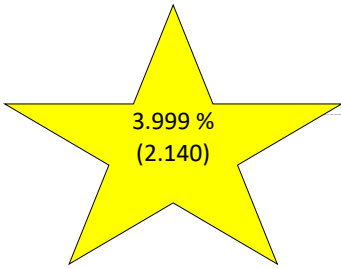
- Monday** NFIB Small Business Optimism
- Tuesday** MBA Mortgage Applications
- Wednesday** MBA Mortgage Applications, Monthly Budget Statement, Mortgage Delinquencies
- Thursday** Initial Jobless Claims, Bloomberg Consumer Comfort, Consumer Credit
- Friday** Business Inventories, Industrial Production MoM

In bon	Extension Policies	Lock Expiration Dates	Lender Fees																						
	<table border="1"> <thead> <tr> <th>Days</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>7 Days</td> <td>0.125</td> </tr> <tr> <td>15 Days</td> <td>0.250</td> </tr> <tr> <td>20 Days</td> <td>0.375</td> </tr> </tbody> </table>	Days	Cost	7 Days	0.125	15 Days	0.250	20 Days	0.375	<table border="1"> <thead> <tr> <th>Lock Period</th> <th>Expiration</th> </tr> </thead> <tbody> <tr> <td>30 Day Lock</td> <td>12/19/2019</td> </tr> <tr> <td>45 Day Lock</td> <td>01/03/2020</td> </tr> <tr> <td>60 Day Lock</td> <td>01/18/2020</td> </tr> </tbody> </table>	Lock Period	Expiration	30 Day Lock	12/19/2019	45 Day Lock	01/03/2020	60 Day Lock	01/18/2020	<table border="1"> <thead> <tr> <th>Product</th> <th>Fee</th> </tr> </thead> <tbody> <tr> <td>1st Liens</td> <td>\$945.00</td> </tr> <tr> <td>2nd Liens</td> <td>\$495.00</td> </tr> </tbody> </table>	Product	Fee	1st Liens	\$945.00	2nd Liens	\$495.00
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### 3rd Extension or Relocks: Worse Case Pricing Plus .25 For 15 Days



## Portfolio 5/1, 7/1 and 10/1 Conforming/Jumbo Libor Arm



5/1 Libor Arm PA51/PA51J			
Rate	30 Day	45 Day	60 Day
4.500	(2.690)	(2.440)	(2.190)
4.375	(2.565)	(2.315)	(2.065)
4.250	(2.440)	(2.190)	(1.940)
4.125	(2.365)	(2.115)	(1.865)
3.999	(2.290)	(2.040)	(1.790)
3.875	(2.225)	(1.975)	(1.725)
3.750	(1.600)	(1.350)	(1.100)
3.625	(0.975)	(0.725)	(0.475)
3.500	(0.350)	(0.100)	0.150

2.50% Margin & 2/2/5 Caps

Index 1 Year Libor - 1.953	
LTV 80.01 - 90%	.375% to Rate
Cashout Refinance	.250% to Rate
Loan Amounts > \$1,000,000	.250% to Rate
LPMI LTV 80.01 - 85%	.500% to Rate
LPMI LTV 85.01 - 90%	.625% to Rate
Fico 690 - 699	.500% to Fee
Loan Amounts > \$484,350.00	.375% to Fee
2 Units	.250% to Fee

7/1 Libor Arm PA71/PA71J			
Rate	30 Day	45 Day	60 Day
4.750	(3.000)	(2.750)	(2.500)
4.625	(2.840)	(2.590)	(2.340)
4.500	(2.665)	(2.415)	(2.165)
4.375	(2.490)	(2.240)	(1.990)
4.250	(2.390)	(2.140)	(1.890)
4.125	(2.290)	(2.040)	(1.790)
3.999	(2.140)	(1.890)	(1.640)
3.875	(1.990)	(1.740)	(1.490)
3.750	(1.225)	(0.975)	(0.725)

2.50% Margin & 5/2/5 Caps

10/1 Libor Arm PA101/PA101J			
Rate	30 Day	45 Day	60 Day
5.000	(3.125)	(2.875)	(2.625)
4.875	(2.990)	(2.740)	(2.490)
4.750	(2.740)	(2.490)	(2.240)
4.625	(2.490)	(2.240)	(1.990)
4.500	(2.240)	(1.990)	(1.740)
4.375	(1.990)	(1.740)	(1.490)
4.250	(1.802)	(1.552)	(1.302)
4.125	(1.615)	(1.365)	(1.115)
3.999	(1.577)	(1.327)	(1.077)

2.50% Margin & 5/2/5 Caps

Max Rebate	
PA51/PA51J/PA71J	2.500%
PA101J	2.750%
PA71/PA101	3.000%

**Mortgage Clause**

Provident Savings Bank, F.S.B.  
 Its Successors and/or Assigns  
 3756 Central Avenue  
 Riverside, CA 92506

\*\*\* PRICING DOES NOT INCLUDE BROKER COMPENSATION\*\*\*

## Provident Bank Portfolio 5/1 Arm Closed End 2nd TD PA30CE2ND

Prime Rate 4.750%	3/3/6 Caps		30 Year Term	
Start Rate	CLTV	Minimum Fico	Margin	Pricing
6.750%	80.000	700	1.250%	0.500
6.750%	75.000	700	1.250%	0.250
6.750%	70.000	700	1.250%	0.250

**Margin & Start Rate Buyup Options**

Margin Buyup	0.250	(0.500)	Price Improvement
Margin Buyup	0.500	(1.000)	Price Improvement
Margin Buyup	0.750	(1.500)	Price Improvement

Maximum Margin Buyup is .75 to 1.500% Improvement

### Provident Wholesale Account Executive

Wendy Hughes  
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 (714) 330-4511

### Provident Loan Coordinator

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 KPalumbo@myprovident.com  
 951-782-6136