

# LOAN GUIDELINES

Loan Pricing Guide for **Direct Lending**

June 2026 Loan Types	Maximum LTVs	+300bp Prepay Speed	+300bp Effective Durations	+300 Duration Matched CMT Point	+300 Duration Matched CMT Rate	Min. ROA Target	Servicing Spreads	"A" Paper Credit Spreads	Minimum Guideline Rates Assuming Net ROA Spread	Market Rates	Impact of 1% Discount Point on 1st-Lien RE Loan APY (360 mo. @7% CPR)
4 Year New/Used Autos	Not exceeding 110% LTV over NADA Retail for FICOs >700	1% ABS	1.47	1.5 Yr	3.54%	1.50%	0.75%	0.25%	6.04%	6.40%	
5 Year New/Used Autos		1% ABS	1.69	2.0 Yr	4.01%	1.50%	0.75%	0.25%	6.51%	6.49%	
6 Year New/Used Autos		1% ABS	1.88	2.5 Yr	4.03%	1.50%	0.75%	0.25%	6.53%	6.54%	
1 Year 1st RE ARMs	Not exceeding 80% LTV without PMI on 1st-Lien RE Loans	7% CPR	0.95	1.0 Yr	3.77%	1.50%	0.25%	0.25%	5.77%	5.96%	+15 bp
3/1 1st RE ARMs/Balloons		7% CPR	2.47	3.0 Yr	4.05%	1.50%	0.25%	0.25%	6.05%	6.14%	+15 bp
5/1 1st RE ARMs/Balloons		7% CPR	3.56	4.0 Yr	4.10%	1.50%	0.25%	0.25%	6.10%	6.04%	+15 bp
7/1 1st RE ARMs/Balloons		7% CPR	4.33	5.0 Yr	4.14%	1.50%	0.25%	0.25%	6.14%	6.17%	+15 bp
15-yr. Fixed 1st Mortgages		7% CPR	4.52	6.0 Yr	4.21%	1.50%	0.25%	0.25%	6.21%	5.86%	+20 bp
30-yr. Fixed 1st Mortgages	7% CPR	5.80	10.0 Yr	4.44%	1.50%	0.25%	0.25%	6.44%	6.44%	+15 bp	
5-10 Yr Fixed 2nd-Lien HELs	Not exceeding 80% LTV on 2nd-Lien RE Loans	7% CPR	2.15	2.5 Yr	4.03%	1.50%	0.50%	1.25%	7.28%	7.05%	
15 Yr Fixed 2nd-Lien HELs		7% CPR	3.52	4.0 Yr	4.10%	1.50%	0.50%	1.25%	7.35%	7.47%	
Variable-Rate HELOCs		7% CPR	0.25	2.5 Yr	3.68%	1.50%	0.50%	1.25%	6.93%	7.45%	

Loan Loss and Credit Spreads Estimates				
Specific FICO Ranges				
Credit Ratings	Maximum LTVs	Lifetime Default Rates	Estimated Loss Factors	Estimated Loan Losses
A+ (FICO 720+)	110%	1.5%	10%	0.15%
A (FICO 700-719)	110%	2.5%	15%	0.38%
B+ (FICO 680-699)	100%	5.0%	20%	1.00%
B (FICO 660-679)	100%	7.0%	20%	1.40%
C+ (FICO 640-659)	95%	10.0%	25%	2.50%
C (FICO 620-639)	95%	15.0%	25%	3.75%
D+ (FICO 600-619)	90%	18.0%	30%	5.40%
D (FICO 580-599)	90%	21.0%	30%	6.30%
E+ (FICO 560-579)	85%	25.0%	35%	8.75%
E (FICO 540-559)	85%	30.0%	35%	10.50%
Subprime	75%	45.0%	40%	18.00%

Refer: NCUA Risk Alert # 05-RISK-01 and LTCU # 04-CU-13

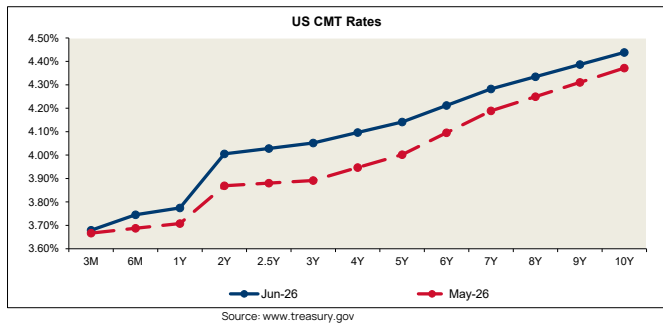
Risk-Based Pricing Guidelines for 60 mo. Direct Auto Loans					
Specific FICO Ranges					
Pricing Spreads			Total Spreads	2Y CMT Rate	60 mo. Auto Loan Rates
Credit	Servicing	Net ROA			
0.15%	0.75%	1.50%	2.40%	4.01%	6.41%
0.38%	0.75%	1.50%	2.63%	4.01%	6.64%
1.00%	1.00%	1.50%	3.50%	4.01%	7.51%
1.50%	1.00%	1.50%	4.00%	4.01%	8.01%
2.50%	1.25%	1.50%	5.25%	4.01%	9.26%
3.75%	1.25%	1.50%	6.50%	4.01%	10.51%
5.50%	1.50%	1.50%	8.50%	4.01%	12.51%
6.25%	1.50%	1.50%	9.25%	4.01%	13.26%
8.75%	1.75%	1.50%	12.00%	4.01%	16.01%
10.50%	1.75%	1.50%	13.75%	4.01%	17.76%
18.00%	2.00%	1.50%	21.50%	4.01%	>18%

Note: Indirect loan spreads may be 25bp to 75bp less than direct loans

General FICO Ranges				
Credit Ratings	Maximum LTVs	Lifetime Default Rates	Estimated Loss Factors	Estimated Loan Losses
A (FICO 700+)	110%	2.0%	12.5%	0.25%
B (FICO 660-699)	100%	6.0%	20.0%	1.20%
C (FICO 620-659)	95%	12.5%	25.0%	3.13%
D (FICO 580-619)	90%	19.5%	30.0%	5.85%
E (FICO 540-579)	80%	27.5%	35.0%	9.63%

General FICO Ranges					
Pricing Spreads			Total Spreads	2.0 Year CMT on 6/1/26	60 mo. Auto Loan Rates
Credit	Servicing	Net ROA			
0.25%	0.75%	1.50%	2.50%	4.01%	6.51%
1.25%	1.00%	1.50%	3.75%	4.01%	7.76%
3.25%	1.25%	1.50%	6.00%	4.01%	10.01%
6.00%	1.50%	1.50%	9.00%	4.01%	13.01%
9.75%	1.75%	1.50%	13.00%	4.01%	17.01%

Note: Higher loan servicing costs on lower grades of paper.



Constant Maturity Treasury (CMT) Rates			
Maturity	Effective Duration	Month Beginning Jun-26	May-26
3M	24.85%	3.68%	3.67%
6M	49.46%	3.75%	3.69%
1Y	97.99%	3.77%	3.71%
2Y	191.91%	4.01%	3.87%
2.5Y	237.47%	4.03%	3.88%
3Y	282.08%	4.05%	3.89%
4Y	368.47%	4.10%	3.95%
5Y	451.11%	4.14%	4.00%
6Y	529.68%	4.21%	4.10%
7Y	604.37%	4.28%	4.19%
8Y	675.68%	4.33%	4.25%
9Y	743.41%	4.39%	4.31%
10Y	807.61%	4.44%	4.37%

- Notes:
- Loan pricing is based on beginning of the month US Treasury Rates
  - Loan Rate = Matched Duration CMT Rate + ROA Spread + Servicing Spread + Credit Spread
  - Approximate credit spreads: A (FICO 700+) 25 bp; B (FICO 660-699) 125 bp; C (FICO 620-659) 325 bp; D (FICO 580-619) 600 bp; E (FICO 540-579) 975 bp
  - ARMs/balloons based on 360-month amortization and all 1st-mortgages assume either LTVs no greater than 80% or PMI
  - Increase credit spreads 50 bp on all 1st mortgages that have LTVs over 80% without PMI
  - Credit spreads were increased from 25 bp to 125 bp on "A" paper 2nd-lien HELs and VR HELOCs
  - Increase credit spreads an additional 100 bp on all fixed 2nd-lien HELs and VR HELOCs that have aggregate LTVs over 80%

Source: Regional and National Average Rates for CUs obtained from S&P Capital  
 For more information regarding asset liability management, please email us at: [almteam@catalystcorp.org](mailto:almteam@catalystcorp.org)