



**Core DSCR SUPREME RATE SHEET**

Date: 2/4/2025

30 Day Pricing		
Rate	5/6 ARM	FIX30/7/6 ARM
5.999	96.501	96.251
6.124	97.188	96.938
6.249	97.876	97.626
6.374	98.501	98.251
6.499	99.126	98.876
6.624	99.688	99.438
6.749	100.251	100.001
6.874	100.813	100.563
6.999	101.313	101.063
7.124	101.813	101.563
7.249	102.251	102.001
7.374	102.688	102.438
7.499	103.063	102.813
7.624	103.438	103.188
7.749	103.813	103.563
7.874	104.126	103.876
7.999	104.438	104.188
8.124	104.720	104.470
8.249	105.001	104.751
8.374	105.251	105.001
8.499	105.501	105.251
8.624	105.751	105.501
8.749	106.001	105.751
8.874	106.251	106.001
8.999	106.501	106.251
9.124	106.751	106.501
9.249	107.001	106.751
9.374	107.251	107.001
9.499	107.501	107.251
9.624	107.751	107.501
9.749	108.001	107.751
9.874	108.251	108.001
9.999	108.501	108.251
10.124	108.751	108.501
10.249	109.001	108.751
10.374	109.251	109.001
10.499	109.501	109.251
Min Price 98.00		
PPP Months	LLPA	Max Price
0 (State Law Only)	-3.000	101.500
6 Mos PPP	NA	NA
12	-0.875	102.000
24	-0.250	102.750
36	0.250	103.500
48	0.625	103.500
60	1.000	104.000

Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%	85%
Fico/CLTV	700+	0.250	0.250	0.125	0.000	-0.375	-1.250	-2.125	N/A
	740 - 759	0.250	0.250	0.125	-0.125	-0.500	-1.375	-2.625	N/A
	720 - 739	0.125	0.125	0.125	-0.250	-0.625	-1.500	-2.750	N/A
	700 - 719	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	N/A
	680 - 699	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DSCR Price Adjustors		<=50%	55%	60%	65%	70%	75%	80%	85%
DSCR	1.0 - 1.14	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	N/A
(Min 1.0, 1.25 FTNB)	>1.15 STR Does not Apply	0.125	0.125	0.125	0.125	0.250	0.250	0.250	N/A
STR	>1 Minimum (Reduce Max LTV by 5%)	-0.375	-0.375	-0.375	-0.625	-0.625	-1.250	N/A	N/A
Product	Interest-Only 30 YR	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750	N/A
	Interest-Only 40 YR	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	-0.875	N/A
Other LLPAs		<=50%	55%	60%	65%	70%	75%	80%	85%
Loan Amount (Min \$150k)	150,000 to 200,000	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.875	N/A
	<250,000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.625	N/A
	>1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	N/A
	>1,500,000	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	N/A	N/A
	>2,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	>2,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	>3,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Cash-Out (N/A in declining markets)	-0.250	-0.250	-0.375	-0.500	-0.625	-0.750	N/A	N/A
	Delayed Financing	-0.250	-0.250	-0.375	-0.500	-0.625	-0.750	N/A	N/A
	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
Other	Condo (Warrantable only)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A
	Escrow Waiver (All States Except NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	Escrow Waiver (NY only)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
	2 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-1.500	N/A
	3-4 Unit	-0.625	-0.625	-0.625	-0.625	-0.875	-1.000	-1.750	N/A
	Property State (GA, NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A



4800 N Federal HWY Building E Suite 200  
 Boca Raton, Florida 33483  
 Phone Number:  
 Lock Desk Hours: 9AM - 8PM EST  
 NMLS# 75597

**FEES**  
 Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150  
 CDA: \$150 (if SSR is greater than 2.5% only)

**State Licensing**  
 All States except HI & VT

**Mortgagee Clause**  
 NQM FUNDING, LLC ISAOA

4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483  
 Boca Raton Florida 33431

**Lock Period (Max Lock Period 45 Days)**

Lock Period	Bps Fee
15 Days	0.0625
30 Days	0.000
45 Days	-0.125
Extension	Bps Fee
7 Days	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Rate Lock Term	45 Days

Product	IO Mos	Amortization	Term	Caps	Margin
30Y Fixed		360	360		
30Y Fixed IO	120	240	360		
5/6 ARM		360	360	2/1/5	6.50%
7/6 ARM		360	360	5/1/5	6.50%
40Y Fixed IO	120	360	480		

**Prepayment Penalties**  
 5% (unless otherwise restricted by state law) See matrix for details  
 AK, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$278,204. CO 5%  
 MD max 2% for 36 mos. MI 1% 36 mos. OH 5%  
 MS declining only 5/4/3/2/1, RI 2%, WI 5%

**Rates**  
 Min rate after adjustments is 6.499%  
 Min Price = 98.00  
 Maximum LTV = Max CLTV  
 Arm Qual on Fixed Period, IO Qual IO payment

**Other Notes**  
 2nd Appraisal may be required for Flip Transactions  
 \* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use  
 Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%

**Bulk Tapes: Bids@nqmf.com**

**Core FLEX SELECT RATE SHEET**



**DATE 2/4/2025 Full Doc & Alt Doc (Including Super Jumbo, ITIN, & Foreign National)**

Coupon	30 Day Pricing		Documentation	Price Adjustment - FICO x LTV									
	5/6 ARM	FIX30/FIX15		<=55%	<=60%	65%	70%	75%	80%	85%	90%		
5.749	94.888	94.438	Full Doc	760+	0.250	0.000	-0.125	-0.375	-0.375	-0.500	-1.875	-3.000	
5.874	95.375	95.125		740 - 759	0.125	-0.125	-0.250	-0.500	-0.500	-0.750	-2.375	-3.625	
5.999	96.063	95.813		720 - 739	-0.125	-0.250	-0.375	-0.750	-0.750	-1.000	-2.375	-4.000	
6.124	96.750	96.500		700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.250	N/A	
6.249	97.438	97.188		680 - 699	-0.625	-1.000	-1.125	-1.500	-1.750	-2.375	N/A	N/A	
6.374	98.063	97.813		660 - 679	-1.000	-1.250	-1.625	-2.375	-3.000	-3.500	N/A	N/A	
6.499	98.688	98.438		640 - 659	-1.625	-1.625	-1.750	-2.500	-2.875	N/A	N/A	N/A	
6.624	99.250	99.000		Bank Statement, P&L w/ 2 MOS, 1099, Asset	760+	0.125	0.000	-0.125	-0.500	-0.500	-0.750	-2.000	-3.625
6.749	99.813	99.563		Utilization, P&L Only, or WVOE w/ 2 Mos**	740 - 759	0.000	-0.125	-0.250	-0.625	-0.625	-1.000	-2.625	-4.000
6.874	100.375	100.125			720 - 739	-0.125	-0.125	-0.375	-0.750	-0.750	-1.125	-2.625	-4.625
6.999	100.875	100.625			700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.250	N/A
7.124	101.375	101.125			680 - 699	-0.750	-1.000	-1.125	-1.500	-2.000	-2.625	N/A	N/A
7.249	101.813	101.563			660 - 679	-1.000	-1.250	-1.625	-2.375	-3.000	-3.500	N/A	N/A
7.374	102.250	102.000			640 - 659	-1.625	-1.625	-1.750	-2.625	-3.500	N/A	N/A	N/A

†† CLTV > LTV then use CLTV for eligibility and adjustments


		Additional Price Adjustments								
		<=55%	<=60%	65%	70%	75%	80%	85%	90%	
Products	40 YR Fixed Full Amor	-0.875	-1.000	-1.125	-1.250	-1.375	-1.500	N/A	N/A	
	Interest-Only 30 YR	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	N/A	N/A	
	Interest-Only 40 YR	-0.500	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	-1.500	
Loan Amount	< 125,000	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	N/A	N/A	
	< 150,000	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.250	
	< 250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	> 600,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	> 1,000,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-0.500	
	> 1,500,000	0.125	0.125	0.125	0.000	-0.250	-0.250	-0.250	-1.500	
	> 2,000,000	-0.125	-0.125	-0.125	-0.250	-0.500	-1.000	-1.250	N/A	
	> 2,500,000	-0.250	-0.250	-0.250	-0.375	-0.500	-1.125	N/A	N/A	
	> 3,000,000	-1.375	-1.375	-1.500	-1.750	-2.250	N/A	N/A	N/A	
	> 3,500,000	-1.375	-1.375	-1.500	-2.000	N/A	N/A	N/A	N/A	
Super Jumbo	> 4,000,000	-2.250	-2.375	-2.875	N/A	N/A	N/A	N/A	N/A	
	> 4,500,000 - 5,000,000	-3.000	-3.500	-4.000	N/A	N/A	N/A	N/A	N/A	
Other	12 Mos Income	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500	
	2-1 Buydown (Purchase Only)	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A	
	Rate and Term	0.000	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.375	
	Cash-Out	-0.25	-0.250	-0.500	-0.500	-0.750	-1.000	N/A	N/A	
	Delayed Fin.	-0.125	-0.125	-0.375	-0.375	-0.500	-0.750	N/A	N/A	
	Debt consol	-0.25	-0.250	-0.500	-0.500	-0.750	-1.000	N/A	N/A	
	Second Home	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.750	N/A	
	Investment	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-1.250	N/A	
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	
	NW Condo or Co-op*** (Co-ops Delegated only)	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	N/A	
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	N/A	N/A	
	Foreign National 2nd Home	-2.750	-2.750	-3.000	-3.250	-3.500	N/A	N/A	N/A	
	Foreign National NOO	-2.750	-2.750	-3.000	-3.250	N/A	N/A	N/A	N/A	
	ITIN (Min 640 OO, and min \$125k, and Not available in MD)	-1.500	-1.500	-1.500	-1.625	-1.875	-2.125	-3.000	N/A	N/A
	Escrow Waiver**** (Min 660; >80.00 CA Only Min 700)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
Escrow Waiver NY Only (Min 660)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
2 Units	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	N/A	N/A		
3-4 Units	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A	N/A		
Property State (GA,NY)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
Manufactured Housing (Min 680, no IO or Inv, & Delegated only)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.750	N/A	N/A		
DTI	DTI > 43	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	
	DTI > 50	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	N/A	N/A	
PNL Only	FICO>=680 @ Max 75%, >=700 @ Max 80%	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A		

Min Price 98.00			
	Term	LLPA	Max Px
Investor Loan	6 mos/No PPP St.	-2.000	100.500
Prepayment Penalty	12	-1.500	101.500
Price Adjustment (5% on 80% of unpaid principal balance)	24	-0.500	102.000
	36	0.000	103.000
	48	0.500	103.000
	60	0.750	103.000
	6 Mos Interest PPP	-1.000	103.000
<b>ARM Features SOFR</b>			
ARM	Margin: 4.50	Caps: 2/1/5	5.23
Index = SOFR 1M-Avg, Floor = Initial Rate			

Rate Buy Down	
Maximum Premium (>2.00 Requires PPP) 103.50 (Non Super Jumbo)/ 101.00 (Super Jumbo)	
Min rate after adjustments is 6.499% Min Rate for ITIN 7.499%	
Min buy Price 98.00	
Maximum Rate 11.874	
Maximum LTV= Max CLTV	
<b>PRICE ADJUSTMENTS</b>	
<b>Lock Period</b>	
15 Days	0.063
30 Days	0.000
45 Days	-0.125
<b>Extensions</b>	
7 Days (Min)	-0.250
15 Days	-0.375
Re-Lock	-0.250
<b>Maximum Lock Period 45 Days</b>	
2:1 Buydown (30 YR Fixed Only, Purchase, Min 680, Max 80%, Max 50% DTI)	
Rate YR 1 = Par/Final Rate minus 2%, YR 2 Minus 1%, YR 3+ Par/Final Rate	
4800 N Federal HWY Building E Suite 200 Boca Raton Florida 33431	
Phone Number: 561.886.0300 Lock Desk Hours: 9AM - 8PM EST NMLS# 75597	
<b>FEES</b>	
Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150 CDA: \$150 (if SSR is greater than 2.5% only)	
<b>State Licensing</b>	
All States except HI & VT	
<b>Mortgage Clause</b>	
NQM FUNDING, LLC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483	

Other Price Adjustments							
	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <24> 12	-0.625	-0.625	N/A	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL <36> 24	-0.375	-0.375	-0.375	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL <48> 36	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
Covid Forbearance < 6 Payments	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
1 x 30 MTG	-0.250	-0.250	-0.375	-0.625	-0.625	-0.625	-0.625
2 x 30 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
0 x 60 MTG	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A
0 x 90 MTG	-1.125	-1.500	N/A	N/A	N/A	N/A	N/A
Exceptions	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
No VOR	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
Residual Inc < 2500 (min \$1500)	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A
Owner Occupied and 2nd Homes not available in MD							
Bulk Tapes: Bids@ngmf.com							

\*Price No score FN at 700 score      \*\*Price WVOE w/2 mos as P&L w/2 mos      \*\*\*Co-ops eligible in NYC Boroughs: Bronx, Brooklyn, Manhattan, Queens, and Staten Island      \*\*\*\*Escrow Waiver No HPML > 80 CA Only Max 89.99 LTV

Core			INVESTOR DSCR RATE SHEET																
Date			Includes Foreign National																
2/4/2025																			
30 Day Pricing			Credit Score LLPA's																
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%	85%							
5.999	NA	96.001	Fico/CLTV		760+	0.250	0.250	0.125	0.000	-0.375	-1.250	-2.125	4800 N Federal HWY Building E Suite 200						
6.124	NA	96.688			740 - 759	0.250	0.250	0.125	-0.125	-0.500	-1.375	-2.625	Phone Number:						
6.249	NA	97.376			720 - 739	0.125	0.125	0.125	-0.250	-0.625	-1.500	-2.750	Boca Raton, Florida 33483						
6.374	NA	98.001			700 - 719 (No Score FN*)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	Lock Desk Hours: 9AM - 8PM EST						
6.499	NA	98.626			680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A	NMLS# 75597						
6.624	NA	99.188			660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	FEES						
6.749	NA	99.751			640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150						
6.874	NA	100.313			620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	CDA: \$150 (if SSR is greater than 2.5% only)						
6.999	NA	100.813			600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	State Licensing						
7.124	NA	101.313			<=50% 55% 60% 65% 70% 75% 80% 85%										All States except HI				
7.249	NA	101.751			DSCR Price Adjustors										Mortgage Clause				
7.374	NA	102.188			io Ratio <.75		-2.000	-2.250	-2.375	-2.625	-2.875	-3.125	N/A	N/A	NQMFUNDING, LLC ISAOA				
7.499	NA	102.563			.75 - .99		-1.625	-1.625	-1.875	-1.875	-1.875	-2.750	N/A	N/A	4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483				
7.624	NA	102.938			1.0 - 1.14		0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	0.000	Boca Raton Florida 33431				
7.749	NA	103.313	> 1.15 (STR's do not apply)		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	Lock Period (Max Lock Period 45 Days)						
7.874	NA	103.626	Foreign National >= 1.0		-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A	N/A	15 Days 0.0625						
7.999	NA	103.938	STR >1.00 Minimum		-1.250	-1.250	-1.250	-1.500	-1.500	-1.750	N/A	N/A	30 Days 0.000						
8.124	NA	104.220	Other LLPAs										45 Days -0.125						
8.249	NA	104.501	Product		Interest-Only 30 YR	-0.250	-0.250	-0.250	-0.625	-0.625	-0.625	-0.750	N/A	Extension					
8.374	NA	104.751	Interest-Only 40 YR		< 100,000	-0.375	-0.375	-0.375	-0.750	-0.750	-0.750	-0.875	N/A	Bps Fee					
8.499	NA	105.001	< 150,000		-1.250	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250	N/A	N/A	7 Days -0.250					
8.624	NA	105.251	< 250,000		-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A	N/A	15 Days -0.375					
8.749	NA	105.501	> 1,000,000		0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.875	Re-Lock -0.250						
8.874	NA	105.751	> 1,500,000		0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500	Maximum Rate Lock Term 45 Days						
8.999	NA	106.001	> 2,000,000		-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A	Product						
9.124	NA	106.251	> 2,500,000		-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A	IO Mos						
9.249	NA	106.501	> 3,000,000		-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A	Amortization						
9.374	NA	106.751	Cash-Out		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Term						
9.499	NA	107.001	Delayed Financing		-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	N/A	Caps						
9.624	NA	107.251	2-1 Buydown (Min 680 & Min .75 DSCR)		-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	N/A	Margin						
9.749	NA	107.501	Purchase (Max 85% / Rate & Term (Max 80%))		-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A							
9.874	NA	107.751	Condo		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	Prepayment Penalties						
9.999	NA	108.001	Condotel (Min .75 DSCR)		-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A	5% (unless otherwise restricted by state law) See matrix for details						
10.124	NA	108.251	Non-Warrantable		-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	N/A	AK, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$278,204. CO 5%						
10.249	NA	108.501	Exception		-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500	MD max 2% for 36 mos. MI 1% 36 mos. OH 5%						
10.374	NA	108.751	Escrow Waiver (All States Except NY)		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	MS declining only 5/4/3/2/1, RI 2%, WI 5%						
10.499	NA	109.001	Escrow Waiver (NY Only)		0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	Rates						
Min Price: 98.00													Min rate after adjustments is 6.499%, except Mixed Use/Foreign Nat/5-10 Unit Min is 7.249%						
PPP Months			LLPA	Max Price											Min Price = 98.00				
0 (state Law Only)			-3.000	101.50											Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay				
6 Mos PPP			-2.000	101.50											Notes				
12			-0.875	102.00											2nd Appraisal maybe required for Flip Transactions				
24			-0.250	102.75											* AirDNA only available in resort or Vacation areas				
36			0.250	103.50											Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%				
48			0.625	103.50															
60			1.000	104.00															
Soft PPP* (N/A on <36 Mo PPP)																			
36 Mo			48 Mo	60 Mo															
-0.500			-0.375	-0.250															
													Bulk Tapes: Bids@nqmf.com						
													*Price Foreign National with 700 score						

**Core DSCR MULTI & MIXED USE RATE SHEET**

Date: 2/4/2025

30 Day Pricing		
Rate	5/6 ARM	FIX30/FIX15 7/6ARM
6.374	97.922	97.422
6.499	98.453	97.953
6.624	98.985	98.485
6.749	99.516	99.016
6.874	100.047	99.547
6.998	100.578	100.078
7.124	101.110	100.610
7.249	101.641	101.141
7.374	102.172	101.672
7.499	102.728	102.328
7.624	103.288	102.938
7.749	103.813	103.313
7.874	104.000	103.750
7.998	104.200	104.000
8.124	104.450	104.250
8.249	104.700	104.500
8.374	104.825	104.625
8.499	105.075	104.875
8.624	105.325	105.125
8.749	105.575	105.375
8.874	105.825	105.625
8.998	106.075	105.875
9.124	106.325	106.125
9.249	106.575	106.375
9.374	106.825	106.625
9.499	107.075	106.875
9.624	107.325	107.125
9.749	107.575	107.375
9.874	107.825	107.625
9.998	108.075	107.875
10.124	108.325	108.125
10.249	108.575	108.375
10.374	108.825	108.625
10.499	109.075	108.875
10.624	109.325	109.125
10.749	109.575	109.375
10.874	109.825	109.625

Investor DSCR	<=50%	55%	60%	65%	70%	75%	80%
760+	0.875	0.875	0.875	0.875	0.625	0.000	N/A
740 - 759	0.875	0.875	0.750	0.750	0.250	-0.250	N/A
720 - 739	0.750	0.750	0.625	0.500	0.000	-0.750	N/A
700 - 719	0.125	0.000	-0.375	-0.625	-1.000	-1.375	N/A
680 - 699	-0.500	-0.500	-0.875	-1.125	-2.375	N/A	N/A
660 - 679	-1.625	-2.000	-2.500	-2.875	-3.000	N/A	N/A
640 - 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Foreign National (No Fico)	0.000	-0.125	-0.500	-0.625	-1.000	N/A	N/A

DSCR Price Adjustors							
DSCR	>= 1.00	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
Citizenship	Foreign National	-1.250	-1.250	-1.250	-1.250	-1.750	N/A

**Other LLPAs**

Product	Interest-Only 30 YR (Min 660)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	N/A
Interest-Only 40 YR (Min 660)		-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	N/A
40 YR Fixed		N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/6 Arm		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
< 150,000		N/A	N/A	N/A	N/A	N/A	N/A	N/A
< 250,000		-0.125	-0.125	-0.250	-0.375	-0.500	N/A	N/A
> 1,000,000		0.000	0.000	0.000	0.000	0.000	0.000	N/A
> 1,500,000		-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	N/A
> 2,000,000		-0.125	-0.125	-0.250	-0.375	-0.500	-1.500	N/A
> 2,500,000		-0.375	-0.375	-0.375	-0.500	-0.750	-1.625	N/A
> 3,000,000		N/A	N/A	N/A	N/A	N/A	N/A	N/A
> 3,500,000		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cash-Out (Max \$1.0M)		0.000	0.000	-0.250	-0.500	-0.750	N/A	N/A
Delayed Financing		0.000	0.000	-0.250	-0.500	-0.750	N/A	N/A
Purchase		0.000	0.000	0.000	0.000	0.000	0.000	N/A
Mixed Use		-2.500	-2.500	-3.750	-4.000	-5.750	-6.000	N/A
5-10 Unit		-2.500	-2.500	-3.750	-4.000	-5.750	-6.000	N/A
BK/SS/NOD/DI > 24 < 36		-0.625	-0.750	-0.875	-1.125	-1.500	N/A	N/A
BK/SS/NOD/DIL < 48 > 36		-0.250	-0.375	-0.500	-0.625	-1.000	N/A	N/A
Exception		-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	N/A
States	GA,NY	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A



4800 N Federal HWY Building E Suite 200  
 Phone Number:  
 Boca Raton, Florida 33483  
 Lock Desk Hours: 9AM - 6PM EST  
 NMLS# 75597

**FEES**  
 Purchase Fee: \$995, Tax Service Fee: \$100, MERS Fee: \$150  
 CDA: \$150 (If SSR is greater than 2.5% only)

**State Licensing**  
 All States except HI

**Mortgage Clause**  
 NQM FUNDING, LLC ISAOA  
 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483  
 Boca Raton Florida 33431

**Lock Period (Max Lock Period 45 Days)**

Lock Period	Rate
15 Days	0.0625
30 Days	0.000
45 Days	-0.125

Extension	Bps Fee
7 Days	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Rate Lock Term	45 Days

Product	IO Mos	Amortization	Term	Caps	Margin
30Y Fixed		360	360		
30Y Fixed IO	120	240	360		
5/6 ARM		360	360	2/1/5	6.50%
5/6 ARM IO	120	240	360	2/1/5	6.50%
7/6 ARM		360	360	5/1/5	6.50%
40Y Fixed IO	120	360	480		

**Prepayment Penalties**

5% (unless otherwise restricted by state law) See matrix for details  
 AK, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$278,204. CO 5%  
 MD max 2% for 36 mos. MI 1% 36 mos. OH 5%  
 MS declining only 5/4/3/2/1, RI 2%, WI 5%

**Minimum Rates**

Min rate after adjustments is 6.499%, except Mixed Use/Foreign Nat/5-10 Unit Min is 7.249%  
 Minimum Price is 98.00  
 Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO payment

**Other Notes**

Min 400 square feet per unit  
 Be accessible for year-round residential use  
 Contain a full kitchen and bath  
 BPO Required for Mixed Use and 5-10 Units  
 2nd Appraisal may be required for Flip Transactions  
 Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%

Bulk Tapes: Bids@nqmf.com

PPP Months	LLPA	Max Price
0 (state Law Only)	-1.500	101.00
6 Mos PPP	-1.500	101.00
12	-1.000	101.50
24	-0.500	102.25
36	0.000	102.75
48	0.250	103.25
60	0.500	103.75
Soft PPP* (N/A on <36 Mo PPP)		102.75
36 Mo	48 Mo	60 Mo
-0.500	-0.375	-0.250

Notes	ARM Features	SOFR
	5/6 ARM Margin: 6.50 Caps: 2/1/5	5.23
	7/6 ARM Margin: 6.50 Caps: 5/1/5	5.23

\* Soft PPP = 6 mos Interest or Declining PPP

Core	
DATE	2/4/2025
30 Day Pricing	
Coupon	FIX15
8.750	97.250
8.875	97.625
9.000	98.000
9.125	98.375
9.250	98.750
9.375	99.000
9.500	99.250
9.625	99.500
9.750	99.750
9.875	100.000
10.000	100.250
10.125	100.500
10.250	100.750
10.375	101.000
10.500	101.250
10.625	101.500
10.750	101.750
10.875	102.000
11.000	102.250
11.125	102.500
11.250	102.750
11.375	103.000
11.500	103.250
11.625	103.500
11.750	103.750
11.875	104.000
12.000	104.250
12.125	104.500
12.250	104.750
12.375	105.000
12.500	105.250
12.625	105.500
12.750	105.750
12.875	106.000
13.000	106.250
13.125	106.500
13.250	106.750
13.375	107.000
13.500	107.250
13.625	107.500
13.750	107.750
13.875	108.000
14.000	108.250
14.125	108.500
14.250	108.750
Min Price	98.000
Max Price	101.00

2ND LIEN RATE SHEET							
Price Adjustment - FICO x LTV							
	FICO\LTV	<=60%	65%	70%	75%	80%	85%
Full Doc / Alt Doc	760+	0.625	0.000	-1.500	-1.775	-3.625	-5.250
	740 - 759	0.375	-0.250	-1.500	-2.250	-4.125	-6.750
	720 - 739	0.125	-0.500	-2.250	-3.500	-5.125	
	700 - 719	-0.875	-1.500	-3.250	-4.750	-5.875	
	680 - 699	-2.125	-2.500	-4.500	-6.750	-8.125	
Additional Price Adjustments							
	FICO\LTV	60%	65%	70%	75%	80%	85%
2 Year Full Doc		0.125	0.125	0.125	0.125	0.125	0.125
2 Year Alt Doc		-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
Loan Amounts < \$180k		-0.125	-0.125	-0.250	-0.500	-0.500	-0.625
Cash Out (Max 80% Condo @ 700+ Fico)		-0.625	-0.625	-1.000	-1.000	-1.250	-1.250
Second Home (Reduce Max TV by 5% from O/O)		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Condo (Reduce Max LTV by 5% on NW Condos)		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
DTI >43<50 (Owner Occupied Only)		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Stand-Alone 2nd Lien		-0.250	-0.250	-0.250	-0.250	-0.375	-0.375
15 Year Term		0.000	0.000	0.000	0.000	0.000	0.000
20 Year Term		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
25 Year Term		-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
30 Year Term		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500



4800 N Federal HWY Building E  
Suite 200  
Boca Raton Florida 33483  
Phone Number: 561.886.0300  
Lock Desk Hours: 9:30am - 7:00PM EST  
NMLS# 75597

Matrix and Guidelines Supercede Rate Sheet: Evedince of LLPA does not guarantee product exists. Please check Matrix and Guides for additional restrictions

Broker Compensation	
Maximum Price	101.00
Rate Add	YSP
0.25%	0.50%
0.50%	1.00%
Price Adjustments	
Lock Period	
15 Days	0.125
30 Days	0.00
45 Days	NA
Minimum rate after adjustments is 9.75	
Minimum buy Price 98.00	
Extensions	
7 Days	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Lock Period 45 Days	
Fees	
Purchase Fee: \$595	
Tax Service Fee: \$100, MERS Fee: \$150	
CDA: \$150 (If SSR is greater than 2.5% only)	
State Licensing	
All States except HI	
State Restrictions	
Not permitted in: MD,MS, NY, TN & TX	
County Restrictions	
Not permitted in IL Counties: Cook, Kane, Peoria, & Will	
General Requirements	
Housing History 0x30	
DTI Max 50.00	
Property Types: SFR, PUD, T/H, or Condos -	
Non-Warrantable Condos reduce LTV by 5%	
Loan Amounts: Min \$125k, Max \$500k	
Reserves: 6 months	
2 YR Alt Doc: Bank Stmt, 1099, 24 Mo P&L w/ 2 mos Bk Stmt	
Mortgagee Clause	
NQM FUNDING, LLC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33431	
Transferred Appraisals Not Allowed	
Bulk Tapes: Bids@nqmf.com	