



Delegated			
DATE	12/1/2023		
Rate	15 Day	30 Day	45 Day
7.375	99.750	99.625	99.500
7.500	100.125	100.000	99.875
7.625	100.500	100.375	100.250
7.750	100.875	100.750	100.625
7.875	101.250	101.125	101.000
8.000	101.625	101.500	101.375
8.125	102.000	101.875	101.750
8.250	102.375	102.250	102.125
8.375	102.750	102.625	102.500
8.500	103.125	103.000	102.875
8.625	103.500	103.375	103.250
8.750	103.875	103.750	103.625
8.875	104.250	104.125	104.000
9.000	104.625	104.500	104.375
9.125	105.000	104.875	104.750
9.250	105.375	105.250	105.125
9.375	105.750	105.625	105.500
9.500	106.125	106.000	105.875
9.625	106.500	106.375	106.250
9.750	106.875	106.750	106.625
9.875	107.250	107.125	107.000
10.000	107.625	107.500	107.375
10.125	108.000	107.875	107.750
10.250	108.375	108.250	108.125
10.375	108.750	108.625	108.500
Loan Amounts			
Minimum Loan	\$150,000		
Max Loan Size	\$3,500,000		
Unavailable Flex Supreme			
Asset Utilization suplimental			
P&L Only			
P&L & 2 Mos Bank statements			
Max Properties Financed > 4			
No ITIN's, or Foreign Nationals			
Investment Properties			
Max DTI 45%			
Other Notes			

Flex Supreme Rate Sheets										
Maximum LTV = Maximum CLTV										
NON QM FIXED ADJUSTERS (All loan level price adjustments are cumulative)										
LTV's	< =50%	55%	60%	65%	70%	75%	80%	85%	90%	
LTV/FICO LLPA's: Applicable for Full documentation										
>= 780	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
760 - 779	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
740 - 759	1.000	1.000	0.875	0.750	0.125	(0.375)	(0.625)	N/A	N/A	
720 - 739	0.250	0.250	0.250	0.250	0.000	(0.750)	(1.500)	N/A	N/A	
700 - 719	0.000	0.000	0.000	(0.125)	(0.750)	(1.500)	(2.750)	N/A	N/A	
680 - 699	(1.000)	(1.000)	(1.000)	(1.125)	(2.000)	(3.375)	N/A	N/A	N/A	
LTV/FICO LLPA's: Applicable for bank statements (12/24 months)										
>= 780	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
760 - 779	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
740 - 759	1.000	1.000	0.875	0.750	0.125	(0.375)	(0.625)	N/A	N/A	
720 - 739	0.250	0.250	0.250	0.250	(0.125)	(0.875)	(1.500)	N/A	N/A	
700 - 719	0.000	0.000	0.000	(0.125)	(0.750)	(1.500)	(2.750)	N/A	N/A	
680 - 699	(1.000)	(1.000)	(1.000)	(1.125)	(2.000)	(3.375)	N/A	N/A	N/A	
Loan Amount Adjusters										
>\$150,000 - \$199,999	(0.500)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)	(1.000)	N/A	N/A	
≥\$200,000 - \$749,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
≥\$750,000 - \$ 1,499,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
≥\$1,500,000 - \$2,999,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
≥\$3,000,000 - \$3,500,000	(1.375)	(1.375)	(1.375)	(1.500)	(1.625)	(1.750)	N/A	N/A	N/A	
Other LLPA's										
Cash out Refinance	(0.250)	(0.250)	(0.250)	(0.625)	(0.875)	(1.625)	(2.750)	N/A	N/A	
Asset Qualification 84 Mos	(1.375)	(1.500)	(1.625)	(1.750)	(1.875)	(2.000)	(2.125)	N/A	N/A	
1099 - 1 Year or Full Doc 1 YR	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)	N/A	N/A	
40 Year Term Interest Only	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)	(1.250)	N/A	N/A	N/A	
2 Unit	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	N/A	N/A	
3-4 Unit	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	N/A	N/A	
12-months Bank Statements	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)	N/A	N/A	
Warrantable Condo**	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	N/A	N/A	
2nd Home	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	N/A	N/A	
Escrow Waiver****	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A	
Property State NY/GA	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A	
** Not applicable for detached condominiums or site condominiums					Rural Properties not allowed Declining markets reduce LTV 5% **** Not available on HPML Loans					

Lender Compensation	
Maximum Premium	102.00
Rate Buy Down	
Buydown floor = 7.375	
Min rate after adjustments is 7.375	
Min buy Price 98.00	
Maximum Rate 10.00	
PRICE ADJUSTMENTS	
Lock Period	
15 Days	0.125
30 Days	0.000
45 Days	-0.250
Extensions	
7 Days (Min)	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Lock Period 55 Days	
	
<b>4800 N Federal HWY Building E</b> <b>Suite 200</b> <b>Boca Raton Florida 33483</b> <b>Phone Number:</b> <b>Lock Desk Hours: 9:30 AM - 7 PM EST</b> <b>NMLS# 75597</b>	
FEES	
Admin Fee : \$795, Reliance Letter \$295 \$ Mers Fee \$100	
CDA: \$150 (if SSR is greater than 2.5% only)	
State Licensing	
All States except VT & HI	
Mortgagee Clause	
<b>NQM Funding, LLC ISAOA</b> <b>4800 N FEDERAL HWY BLDG E Suite 200</b> <b>Boca Raton Florida 33483</b>	

NO Non Arms Length Transactions, Gifts of Equity, Non Occupant Co Borr, Flip Transactions, Non Warrantable Condos, Condotels, No Exceptions



Delegated			NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET														
Date	12/1/2023																
30 Day Pricing			Credit Score LLPA's														
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%						
6.999	NA	98.308	Single Property	760+	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500	4800 N Federal HWY Building E Suite 200					
7.124	NA	99.058		740 - 759	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875	Phone Number:					
7.249	NA	99.433		720 - 739	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000	Boca Raton, Florida 33483					
7.374	NA	99.808		700 - 719 (No Score FN)	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A	Lock Desk Hours: 9:30am - 7PM EST					
7.499	NA	100.121		680 - 699	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A	NMLS# 75597					
7.624	NA	100.433		660 - 679	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A	FEES					
7.749	NA	100.746		640 - 659	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A	\$795 1st Lien only, 1295 Combo 1st and 2nd, \$795 2nd Lien only					
7.874	NA	100.933		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)					
7.999	NA	101.215		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	State Licensing					
8.124	NA	101.371										All States except HI					
8.249	NA	101.652									Mortgagee Clause						
8.374	NA	101.933	DSCR	DSCR Price Adjustors								NP INC ISAOA					
8.499	NA	102.215		No Ratio <.75	-3.000	-3.250	-3.375	-3.625	N/A	N/A	N/A	4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483					
8.624	NA	102.371		<1.00x >.75	-2.125	-2.250	-2.375	-2.375	-2.500	-2.625	N/A	Boca Raton Florida 33483					
8.749	NA	102.652		>1.24 (AirDNA or MU/5-10 Units doesn't apply)	0.500	0.500	0.500	0.625	0.625	0.625	0.625	Lock Period (Max Lock Period 45 Days)					
8.874	NA	102.902		Foreign National >= .75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A	15 Days 0.0625					
8.999	NA	103.152	AirDNA	Foreign National >= 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A	30 Days 0.000					
9.124	NA	103.277		>1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	N/A	45 Days -0.375					
9.249	NA	103.527	Other LLPA's														
9.374	NA	103.777	Loan Amount	Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125	Extension				
9.499	NA	104.027		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	Bps Fee					
9.624	NA	104.277		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	7 Days -0.250					
9.749	NA	104.527		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	15 Days -0.375					
9.874	NA	104.777		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	Re-Lock -0.250					
9.999	NA	105.027		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	Maximum Rate Lock Term 45 Days					
10.124	NA	105.277		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	Product					
10.249	NA	105.527		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	30Y Fixed IO					
10.374	NA	105.777		> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A	5/6 ARM					
10.499	NA	106.027		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	5/6 ARM IO					
10.624	NA	106.277	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	40Y Fixed IO						
10.749	NA	106.527	2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	Prepayment Penalties						
10.874	NA	106.777	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	5% (unless otherwise restricted by state law) See matrix for details						
10.999	NA	107.027	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	AK, DE, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$301,202. CO 5%						
11.124	NA	107.277	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	IL: Cook County permitted when rate < 8%, loan amount > \$250,000. All other counties < 8%						
11.249	NA	107.527	Condotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A	MD max 2% for 36 mos. MI 1% 36 mos. OH 5%						
11.374	NA	107.777	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	MS declining only 5/4/3/2/1, R12%, W15%						
11.499	NA	108.027	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	Rates						
Min Price: 98.00			Other	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	Buydown floor = 7.499					
PPP Months				2 Unit	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875	-2.000	Min rate after adjustments is 7.499					
PPP Months				3-4 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.000	Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay					
0 (state Law Only)				Mixed Use	-2.125	-2.125	-2.250	-2.500	-3.000	-3.250	N/A	Other Notes					
6 Mos PPP				5-10 Unit	-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	N/A	BPO Required for Mixed Use and 5-10 Units					
12				1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	2nd Appraisal maybe required for Flip Transactions					
24				BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use					
36				BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	** 40yr fixed available Mixed use or 5-10 units only					
48				Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	No Ratio Not available on > 4 Units, Mixed Use, FN, or 5-10 Units					
60				Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	Minimum 1 DSCR for 5-10 Units or Mixed USE					
Soft PPP*			Notes		ARM Features						SOFR						
			Price Foreign National with 700 score		ARM	Margin: 6.50			Caps: 2/1/5		5.331						
			* Soft PPP = 6 mos Interest or Declining PPP		Index = SOFR 1M-Avg, Floor = Initial Rate												

Delegated	
DATE	12/1/2023
30 Day Pricing	
Coupon	FIX30
8.750	97.375
8.875	97.750
9.000	98.125
9.125	98.500
9.250	98.875
9.375	99.125
9.500	99.375
9.625	99.625
9.750	99.875
9.875	100.125
10.000	100.375
10.125	100.625
10.250	100.875
10.375	101.125
10.500	101.375
10.625	101.625
10.750	101.875
10.875	102.125
11.000	102.375
11.125	102.625
11.250	102.875
11.375	103.125
11.500	103.375
11.625	103.625
11.750	103.875
11.875	104.125
12.000	104.375
12.125	104.625
12.250	104.875
12.375	105.125
12.500	105.375
12.625	105.625
12.750	105.875
12.875	106.125
13.000	106.375
13.125	106.625
13.250	106.875
13.375	107.125
13.500	107.375
13.625	107.625
13.750	107.875
13.875	108.125
14.000	108.375
14.125	108.625
14.250	108.875
Min Price	98.000
Max Price	101.00

Flex Select Prime 2nd Lien Rate Sheet							
Price Adjustment - FICO x LTV							
Documentation	FICO\LTV	<=60%	65%	70%	75%	80%	85%
Full 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	-0.250	-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% from O/O)		-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 9.875	
Minimum buy Price 98.00	
Extensions	
7 Days	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Lock Period 45 Days	
Fees if Combo	
\$795 1st Lien only, 1295 Combo 1st and 2nd, \$795 2nd Lien only	
Fees if Stand Alone 2nd	
\$795 2nd Lien only	
CDA: \$150 (if SSR is greater than 2.5% only)	
State Licensing	
All States except HI	
State Restrictions	
Not permitted in: MS, NY, TN & TX	
County Restrictions	
Not permitted in IL Counties: Cook, Kane, Peoria, & Will	
General Requirments	
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	
NP INC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	