


Delegated			
DATE	12/15/2023		
Rate	15 Day	30 Day	45 Day
7.375	100.625	100.500	100.375
7.500	101.000	100.875	100.750
7.625	101.375	101.250	101.125
7.750	101.750	101.625	101.500
7.875	102.125	102.000	101.875
8.000	102.500	102.375	102.250
8.125	102.875	102.750	102.625
8.250	103.250	103.125	103.000
8.375	103.625	103.500	103.375
8.500	104.000	103.875	103.750
8.625	104.375	104.250	104.125
8.750	104.750	104.625	104.500
8.875	105.125	105.000	104.875
9.000	105.500	105.375	105.250
9.125	105.875	105.750	105.625
9.250	106.250	106.125	106.000
9.375	106.625	106.500	106.375
9.500	107.000	106.875	106.750
9.625	107.375	107.250	107.125
9.750	107.750	107.625	107.500
9.875	108.125	108.000	107.875
10.000	108.500	108.375	108.250
10.125	108.875	108.750	108.625
10.250	109.250	109.125	109.000
10.375	109.625	109.500	109.375
Loan Amounts			
Minimum Loan	\$150,000		
Max Loan Size	\$3,500,000		
Unavailable Flex Supreme			
Asset Utilization supplemental			
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



NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET



Delegated			Credit Score LLPA's												
Date			Investor DSCR												
30 Day Pricing			DSCR Price Adjustors												
Rate	5/6 ARM	FIX30/FIX15	<=50%	55%	60%	65%	70%	75%	80%						
6.999	NA	99.308	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500						
7.124	NA	100.058	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875						
7.249	NA	100.433	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000						
7.374	NA	100.808	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A						
7.499	NA	101.121	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A						
7.624	NA	101.433	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A						
7.749	NA	101.746	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A						
7.874	NA	101.933	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
7.999	NA	102.215	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
8.124	NA	102.371	<=50%	55%	60%	65%	70%	75%	80%						
8.249	NA	102.652	DSCR Price Adjustors												
8.374	NA	102.933	No Ratio <.75	-3.000	-3.250	-3.375	-3.625	N/A	N/A	N/A					
8.499	NA	103.215	<1.00x >.75	-2.125	-2.250	-2.375	-2.375	-2.500	-2.625	N/A					
8.624	NA	103.371	>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					
8.749	NA	103.652	Foreign National >= .75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A					
8.874	NA	103.902	Foreign National >= 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A					
8.999	NA	104.152	STR	>1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.625	N/A					
9.124	NA	104.277	Other LLPA's												
9.249	NA	104.527	Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125				
9.374	NA	104.777	Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A				
9.499	NA	105.027		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750				
9.624	NA	105.277		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625				
9.749	NA	105.527		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375				
9.874	NA	105.777		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A				
9.999	NA	106.027		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A				
10.124	NA	106.277		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A				
10.249	NA	106.527		> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A				
10.374	NA	106.777		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A				
10.499	NA	107.027		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A				
10.624	NA	107.277	2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875					
10.749	NA	107.527	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A					
10.874	NA	107.777	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125					
10.999	NA	108.027	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750					
11.124	NA	108.277	Condotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A					
11.249	NA	108.527	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875					
11.374	NA	108.777	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500					
11.499	NA	109.027	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250					
Min Price: 98.00			2 Unit	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875	-2.000					
PPP Months	LLPA	Max Price	3-4 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.000					
0 (state Law Only)	-2.500	101.000	Mixed Use	-2.125	-2.125	-2.250	-2.500	-3.000	-3.250	N/A					
6 Mos PPP	-1.250	101.000	5-10 Unit	-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	N/A					
12	-1.000	101.500	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A					
24	-0.625	102.250	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A					
36	0.000	103.000	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A					
48	0.375	103.000	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A					
60	0.750	103.000	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250					
Soft PPP*	-0.250	103.00	Notes		ARM Features								SOFR		
			Price Foreign National with 700 score	ARM		Margin: 6.50		Caps: 2/1/5		5.34					
			* Soft PPP = 6 mos Interest or Declining PPP	Index = SOFR 1M-Avg, Floor = Initial Rate											

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

FEES  
 \$795 1st Lien only, 1295 Combo 1st and 2nd, \$795 2nd Lien only  
 CDA: \$150 (if SSR is greater than 2.5% only)

State Licensing  
 All States except HI

Mortgagee Clause  
 NP INC ISAOA  
 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483  
 Boca Raton Florida 33483

Lock Period (Max Lock Period 45 Days)  
 15 Days 0.0625  
 30 Days 0.000  
 45 Days -0.375

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%
40Y Fixed IO	120	360	480		

Prepayment Penalties  
 5% (unless otherwise restricted by state law) See matrix for details  
 AK, DE, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$301,202. CO 5%  
 IL: Cook County permitted when rate < 8%, loan amount > \$250,000. All other counties < 8%  
 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  
 Buydown floor = 7.499  
 Min rate after adjustments is 7.499  
 Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay

Other Notes  
 BPO Required for Mixed Use and 5-10 Units  
 2nd Appraisal maybe required for Flip Transactions  
 \* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use  
 \*\* 40yr fixed available Mixed use or 5-10 units only  
 No Ratio Not available on > 4 Units, Mixed Use, FN, or 5-10 Units  
 Minimum 1 DSCR for 5-10 Units or Mixed USE  
 Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%

Delegated	
DATE	12/15/2023
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 Supersede Rate Sheet: Evidince 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 Stmts, 1099, 24 Mo P&L w/ 2 mos Bk Stmts	
Mortgagee Clause	
NP INC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	