


Delegated			
DATE	12/20/2023		
Rate	15 Day	30 Day	45 Day
6.500	97.000	96.750	96.500
6.625	97.625	97.375	97.125
6.750	98.250	98.000	97.750
6.875	98.875	98.625	98.375
7.000	99.375	99.125	98.875
7.125	99.875	99.625	99.375
7.250	100.375	100.125	99.875
7.375	100.875	100.625	100.375
7.500	101.250	101.000	100.750
7.625	101.625	101.375	101.125
7.750	102.000	101.750	101.500
7.875	102.375	102.125	101.875
8.000	102.750	102.500	102.250
8.125	103.125	102.875	102.625
8.250	103.500	103.250	103.000
8.375	103.875	103.625	103.375
8.500	104.250	104.000	103.750
8.625	104.625	104.375	104.125
8.750	105.000	104.750	104.500
8.875	105.375	105.125	104.875
9.000	105.750	105.500	105.250
9.125	106.125	105.875	105.625
9.250	106.500	106.250	106.000
9.375	106.875	106.625	106.375
9.500	107.250	107.000	106.750
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 - \$200,000	(0.500)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)	(1.000)	N/A	N/A	
>\$200,000 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
>\$750,000 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
>\$1,500,000 - \$3,000,000	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 = 6.875%	
Min rate after adjustments is 6.875%	
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	
	
4800 N Federal HWY Building E Suite 200 Boca Raton Florida 33483 Phone Number: Lock Desk Hours: 9:30 AM - 7 PM EST NMLS# 75597	
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	
NQM Funding, LLC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483	

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			12/20/2023									
30 Day Pricing			Credit Score LLPA's									
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%	
6.499	NA	96.938	760+	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500		
6.624	NA	97.563	740 - 759	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875		
6.749	NA	98.188	720 - 739	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000		
6.874	NA	98.813	700 - 719 (No Score FN)	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A		
6.999	NA	99.438	680 - 699	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A		
7.124	NA	99.938	660 - 679	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A		
7.249	NA	100.313	640 - 659	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A		
7.374	NA	100.688	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.499	NA	100.938	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.624	NA	101.188		<=50%	55%	60%	65%	70%	75%	80%		
7.749	NA	101.438		DSCR Price Adjustors								
7.874	NA	101.688	No Ratio <.75	-3.000	-3.250	-3.375	-3.625	N/A	N/A	N/A		
7.999	NA	101.938	<1.00x >.75	-2.125	-2.250	-2.375	-2.375	-2.500	-2.625	N/A		
8.124	NA	102.188	>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		
8.249	NA	102.438	Foreign National >=.75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A		
8.374	NA	102.688	Foreign National > = 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A		
8.499	NA	102.938	STR	>1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.625	N/A		
8.624	NA	103.188		Other LLPAs								
8.749	NA	103.438	Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125	
8.874	NA	103.688		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	
8.999	NA	103.938		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.124	NA	104.188		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	
9.249	NA	104.438		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	
9.374	NA	104.688		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	
9.499	NA	104.938		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	
9.624	NA	105.188		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	
9.749	NA	105.438		> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A	
9.874	NA	105.688		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	
9.999	NA	105.938		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	
10.124	NA	106.188		2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	
10.249	NA	106.438		40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	
10.374	NA	106.688		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
10.499	NA	106.938		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	
10.624	NA	107.188		Condotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A	
10.749	NA	107.438		Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	
10.874	NA	107.688		Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	
10.999	NA	107.938		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*	-0.500	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 = 6.999%						
Min rate after adjustments is 6.999%, except Mixed Use/Foreign Nat/5-10 Unit Min is 7.99%						
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	12/20/2023
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 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	