


Delegated			
DATE	12/28/2023		
Rate	15 Day	30 Day	45 Day
6.500	97.500	97.250	97.000
6.625	98.125	97.875	97.625
6.750	98.750	98.500	98.250
6.875	99.375	99.125	98.875
7.000	99.875	99.625	99.375
7.125	100.375	100.125	99.875
7.250	100.875	100.625	100.375
7.375	101.375	101.125	100.875
7.500	101.750	101.500	101.250
7.625	102.125	101.875	101.625
7.750	102.500	102.250	102.000
7.875	102.875	102.625	102.375
8.000	103.250	103.000	102.750
8.125	103.625	103.375	103.125
8.250	104.000	103.750	103.500
8.375	104.375	104.125	103.875
8.500	104.750	104.500	104.250
8.625	105.125	104.875	104.625
8.750	105.500	105.250	105.000
8.875	105.875	105.625	105.375
9.000	106.250	106.000	105.750
9.125	106.625	106.375	106.125
9.250	107.000	106.750	106.500
9.375	107.375	107.125	106.875
9.500	107.750	107.500	107.250
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%			

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	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	N/A	N/A	
3-4 Unit	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	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	

Other Notes: 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 12/28/2023

30 Day Pricing		
Rate	5/6 ARM	FIX30/FIX15
6.499	NA	98.313
6.624	NA	98.938
6.749	NA	99.563
6.874	NA	100.188
6.999	NA	100.813
7.124	NA	101.313
7.249	NA	101.688
7.374	NA	102.063
7.499	NA	102.313
7.624	NA	102.688
7.749	NA	102.938
7.874	NA	103.188
7.999	NA	103.438
8.124	NA	103.688
8.249	NA	103.938
8.374	NA	104.188
8.499	NA	104.438
8.624	NA	104.688
8.749	NA	104.938
8.874	NA	105.188
8.999	NA	105.438
9.124	NA	105.688
9.249	NA	105.938
9.374	NA	106.188
9.499	NA	106.438
9.624	NA	106.688
9.749	NA	106.938
9.874	NA	107.188
9.999	NA	107.438
10.124	NA	107.688
10.249	NA	107.938
10.374	NA	108.188
10.499	NA	108.438
10.624	NA	108.688
10.749	NA	108.938
10.874	NA	109.188
10.999	NA	109.438
Min Price:	98.00	
PPP Months	LLPA	Max Price
0 (state Law Only)	-3.000	101.000
6 Mos PPP	-1.750	101.000
12	-1.000	101.500
24	-0.625	102.250
36	0.000	103.000
48	0.375	103.000
60	0.750	103.000
Soft PPP*	-1.000	103.00

		Credit Score LLPA's						
		<=50%	55%	60%	65%	70%	75%	80%
Single Property	Investor DSCR							
	760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125
	740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625
	720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750
	700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A
	680 - 699	-0.500	-0.750	-0.875	-2.125	-3.000	-3.500	N/A
	660 - 679	-0.750	-1.125	-1.500	-2.750	-3.625	N/A	N/A
	640 - 659	-2.750	-3.125	-3.750	-4.625	N/A	N/A	N/A
	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		<=50%	55%	60%	65%	70%	75%	80%
DSCR	DSCR Price Adjustors							
	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	N/A	N/A	N/A
	<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A
	>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
	Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
STR	Foreign National >= 1.0	-3.000	-3.000	-3.250	-3.375	-3.750	N/A	N/A
	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A
		Other LLPAs						
Loan Amount	Product							
	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750
	< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
	> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
	> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
	> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
	> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A
Other	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A
	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A
	2-1 Buydown (Min 680 & Min .75 DSCR)	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625
	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750
	Condotel	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A
	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875
	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	2 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.250
	3-4 Unit	-1.250	-1.250	-1.500	-1.500	-1.500	-1.625	-2.500
	Mixed Use	-3.125	-3.125	-3.250	-3.500	-4.000	-4.250	N/A
	5-10 Unit	-3.000	-3.000	-3.125	-3.375	-3.500	-3.750	N/A
	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A
BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	
BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
Notes		ARM Features						
Price Foreign National with 700 score		ARM	Margin: 6.50	Caps: 2/1/5	SOFR			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
Mortgage 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

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	12/28/2023
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	-0.500	-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% 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: Evidance 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	