


Delegated			
DATE	1/8/2024		
Rate	15 Day	30 Day	45 Day
6.500	97.125	96.875	96.625
6.625	97.750	97.500	97.250
6.750	98.375	98.125	97.875
6.875	99.000	98.750	98.500
7.000	99.500	99.250	99.000
7.125	100.000	99.750	99.500
7.250	100.500	100.250	100.000
7.375	101.000	100.750	100.500
7.500	101.375	101.125	100.875
7.625	101.750	101.500	101.250
7.750	102.125	101.875	101.625
7.875	102.500	102.250	102.000
8.000	102.875	102.625	102.375
8.125	103.250	103.000	102.750
8.250	103.625	103.375	103.125
8.375	104.000	103.750	103.500
8.500	104.375	104.125	103.875
8.625	104.750	104.500	104.250
8.750	105.125	104.875	104.625
8.875	105.500	105.250	105.000
9.000	105.875	105.625	105.375
9.125	106.250	106.000	105.750
9.250	106.625	106.375	106.125
9.375	107.000	106.750	106.500
9.500	107.375	107.125	106.875
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%			

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	(1.250)	(1.250)	(1.375)	(1.500)	(1.625)	(1.750)	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	
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 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 Flex Select Prime Rate Sheet



DATE 1/8/2024

Full Doc & Alt Doc

30 Day Pricing		
Coupon	5/6 ARM	FIX30/FIX15
6.499	97.010	96.875
6.624	97.635	97.500
6.749	98.260	98.125
6.874	98.885	98.750
6.999	99.510	99.375
7.124	100.010	99.875
7.249	100.385	100.250
7.374	100.760	100.625
7.499	101.010	100.875
7.624	101.260	101.125
7.749	101.510	101.375
7.874	101.760	101.625
7.999	102.010	101.875
8.124	102.260	102.125
8.249	102.510	102.375
8.374	102.760	102.625
8.499	103.010	102.875
8.624	103.260	103.125
8.749	103.510	103.375
8.874	103.760	103.625
8.999	103.948	103.813
9.124	104.135	104.000
9.249	104.323	104.188
9.374	104.479	104.344
9.499	104.635	104.500
9.624	104.791	104.656
9.749	104.948	104.813
9.874	105.104	104.969
9.999	105.260	105.125
10.124	105.416	105.281
10.249	105.573	105.438
10.374	105.729	105.594
10.499	105.885	105.750
10.624	106.041	105.906
10.749	106.198	106.063
10.874	106.354	106.219
10.999	106.510	106.375
11.124	106.666	106.531
11.249	106.823	106.688

		Price Adjustment - FICO x LTV							
Documentation	FICO\LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	0.500	0.25	0.125	-0.125	-0.250	-0.625	-1.875	-3.375
	740 - 759	0.375	0.125	0.000	-0.250	-0.375	-0.875	-2.375	-4.000
	720 - 739	0.125	0.000	-0.125	-0.500	-0.750	-1.000	-2.375	N/A
	700 - 719	0.000	-0.125	-0.250	-0.750	-1.250	-1.375	-3.250	N/A
	680 - 699	0.125	0.000	-0.125	-0.375	-1.250	-2.125	N/A	N/A
	660 - 679	-1.000	-1.250	-1.625	-2.125	-3.000	-3.750	N/A	N/A
	640 - 659	-1.625	-1.625	-1.750	-2.500	-3.125	N/A	N/A	N/A
	760+	0.375	0.25	0.125	-0.250	-0.375	-0.750	-2.000	-3.625
	740 - 759	0.250	0.125	0.000	-0.375	-0.500	-1.000	-2.625	-4.375
	720 - 739	0.125	0	-0.125	-0.500	-0.750	-1.125	-2.625	N/A
Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, or P&L Only	700 - 719	0.000	-0.125	-0.250	-0.625	-1.250	-1.500	-3.500	N/A
	680 - 699	0.125	0.000	-0.250	-0.625	-1.500	-2.375	N/A	N/A
	660 - 679	-1	-1.250	-1.625	-2.125	-3.000	-4.000	N/A	N/A
	640 - 659	-1.500	-1.500	-1.750	-2.625	-3.750	N/A	N/A	N/A
	760+	0.375	0.25	0.125	-0.250	-0.375	-0.750	-2.000	-3.625

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


		Additional Price Adjustments							
Products		<=55%	<=60%	65%	70%	75%	80%	85%	90%
12 Mos Income	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	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A
	Interest-Only 40 YR	-1.625	-1.750	-1.875	-2.000	-2.125	-2.250	N/A	N/A
Loan Amount	< 125,000	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	-1.250	N/A
	<= 150,000	-0.500	-0.750	-0.750	-0.750	-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	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-1.250
	> 2,000,000	0.000	0.000	0.000	0.000	-0.250	-0.750	-1.000	N/A
	> 2,500,000	-0.125	-0.250	-0.250	-0.375	-0.500	-0.875	N/A	N/A
	> 3,000,000	-1.250	-1.250	-1.375	-1.500	-2.000	N/A	N/A	N/A
	> 3,500,000	-1.750	-1.875	-2.000	-2.250	N/A	N/A	N/A	N/A
Super Jumbo See Matrix For Details	> 4,000,000	-2.125	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A
	> 4,500,000 - 5,000,000	-2.750	-3.250	-3.750	N/A	N/A	N/A	N/A	N/A
Other	2-1 Buydown	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	N/A	N/A
	Rate and Term	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625	-1.000
	Cash-Out	-0.25	-0.375	-0.500	-0.500	-1.000	-1.375	N/A	N/A
	Delayed Fin.	-0.125	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	N/A
	Debt consol	-0.250	-0.250	-0.250	-0.375	-0.500	-0.625	-1.000	N/A
	Second Home	-0.500	-0.500	-0.500	-0.500	-0.500	-0.375	-1.000	N/A
	Investment	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.000	N/A
	Condo	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A
	NW Condo	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	N/A
	Condotel	-3.625	-3.625	-3.625	-3.625	-3.875	N/A	N/A	N/A
Foreign 2nd HM	-2.250	-2.250	-2.500	-2.750	-3.000	N/A	N/A	N/A	
Foreign NOO	-2.500	-2.500	-2.750	-3.000	-3.250	N/A	N/A	N/A	
ITIN (Min. \$125k)	-2.875	-2.875	-2.875	-3.000	-3.250	-3.500	N/A	N/A	
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	
2 Units	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A	N/A	
3-4 Units	-1.000	-1.000	-1.000	-1.000	-1.125	-1.250	-1.250	N/A	
Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	
PNL Only	FICO>=700	-1.500	-1.500	-1.500	-1.500	-1.750	-1.750	N/A	N/A
PNL w/2mo BS	FICO>=640	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

*Price No score FN at 700 score **Full Doc and Alt Doc only

Max / Min Price	Term	LLPA	Max Px
Investor Loan Prepayment Penalty	6 mos/No PPP St.	-1.750	100.000
Price Adjustment (5% on 80% of unpaid principal)	12	-1.250	101.000
	24	-0.500	101.500
	36	0.000	102.500
	48	0.250	102.500
	60	0.500	102.500
	6 Mos interest PPP	-1.000	102.500
ARM Features		SOFR	
ARM	Margin: 4.50	Caps: 2/1/5	5.34
Index = SOFR 1M-Avg, Floor = Initial Rate			

Maximum Premium (>2.00 Requires PPP)		102.50					
Rate Buy Down							
Buydown floor = 6.999%							
Min rate after adjustments is 6.999% Min Rate for ITIN 7.999%							
Min buy Price 98.00							
Maximum Rate 11.874							
Maximum LTV= Max CLTV							
PRICE ADJUSTMENTS							
Lock Period							
15 Days	0.063						
30 Days	0.000						
45 Days	-0.375						
Extensions							
7 Days (Min)	-0.250						
15 Days	-0.375						
Re-Lock	-0.250						
Maximum Lock Period 45 Days							
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 33483							
Phone Number: 561.886.0300 Lock Desk Hours: 9:30 AM - 7 PM 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							
Mortgagee Clause							
NP INC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483							
Other Price Adjustments							
BK/SS/NOD/DIL <24> 12	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <36 > 24	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
BK/SS/NOD/DIL < 48 > 36	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
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	N/A	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	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
Residual Inc < 2500 (min \$1500)	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A

Escrow Waiver 80% or less & NO HPML

Delegated			NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET																																																																																																																
Date	1/8/2024																																																																																																																		
30 Day Pricing			Credit Score LLPA's								4800 N Federal HWY Building E Suite 200 Phone Number: Boca Raton, Florida 33483 Lock Desk Hours: 9:30am - 7PM 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 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 <table border="1"> <thead> <tr> <th>Product</th> <th>IO Mos</th> <th>Amortization</th> <th>Term</th> <th>Caps</th> <th>Margin</th> </tr> </thead> <tbody> <tr> <td>30Y Fixed</td> <td></td> <td>360</td> <td>360</td> <td></td> <td></td> </tr> <tr> <td>30Y Fixed IO</td> <td>120</td> <td>240</td> <td>360</td> <td></td> <td></td> </tr> <tr> <td>5/6 ARM</td> <td></td> <td>360</td> <td>360</td> <td>2/1/5</td> <td>6.50%</td> </tr> <tr> <td>5/6 ARM IO</td> <td>120</td> <td>240</td> <td>360</td> <td>2/1/5</td> <td>6.50%</td> </tr> <tr> <td>40Y Fixed IO</td> <td>120</td> <td>360</td> <td>480</td> <td></td> <td></td> </tr> </tbody> </table>					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																																																																		
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5/6 ARM IO	120	240	360	2/1/5	6.50%																																																																																																														
40Y Fixed IO	120	360	480																																																																																																																
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR								Other LLPA's <table border="1"> <thead> <tr> <th>Product</th> <th>Interest-Only</th> <th>< 100,000</th> <th>< 150,000</th> <th>< 250,000</th> <th>> 1,000,000</th> <th>> 1,500,000</th> <th>> 2,000,000</th> <th>> 2,500,000</th> <th>> 3,000,000</th> </tr> </thead> <tbody> <tr> <td>Interest-Only</td> <td>-0.625</td> <td>-0.625</td> <td>-0.750</td> <td>-0.750</td> <td>-1.000</td> <td>-1.125</td> <td>-1.625</td> <td>-2.250</td> <td>-2.500</td> </tr> <tr> <td>< 100,000</td> <td>-1.250</td> <td>-1.250</td> <td>-1.250</td> <td>-1.250</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>< 150,000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.375</td> <td>-1.750</td> <td>-2.250</td> <td>-2.500</td> </tr> <tr> <td>< 250,000</td> <td>0.125</td> <td>0.125</td> <td>0.125</td> <td>0.125</td> <td>0.125</td> <td>0.125</td> <td>-0.250</td> <td>-0.625</td> <td>-0.750</td> </tr> <tr> <td>> 1,000,000</td> <td>0.000</td> <td>0.000</td> <td>0.000</td> <td>0.000</td> <td>0.000</td> <td>0.000</td> <td>0.000</td> <td>-0.375</td> <td>-0.750</td> </tr> <tr> <td>> 1,500,000</td> <td>-0.500</td> <td>-0.500</td> <td>-0.500</td> <td>-0.500</td> <td>-0.500</td> <td>-0.875</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>> 2,000,000</td> <td>-0.625</td> <td>-0.625</td> <td>-0.750</td> <td>-0.875</td> <td>-1.000</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>> 2,500,000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.000</td> <td>-1.125</td> <td>-1.250</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>> 3,000,000</td> <td>-2.250</td> <td>-2.250</td> <td>-2.250</td> <td>-2.375</td> <td>-2.500</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>					Product	Interest-Only	< 100,000	< 150,000	< 250,000	> 1,000,000	> 1,500,000	> 2,000,000	> 2,500,000	> 3,000,000	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625	-2.250	-2.500	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	N/A	N/A	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	-2.250	-2.500	< 250,000	0.125	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.750	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.750	> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A	N/A	> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A	N/A	> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A	N/A	> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	N/A	N/A
Product	Interest-Only	< 100,000	< 150,000	< 250,000	> 1,000,000	> 1,500,000	> 2,000,000	> 2,500,000	> 3,000,000																																																																																																										
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> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A	N/A																																																																																																										
> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	N/A	N/A																																																																																																										
DSCR Price Adjustors			<=50%	55%	60%	65%	70%	75%	80%	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 8.499% 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%																																																																																																									
DSCR			No Ratio <.75	<1.00x >.75	>1.24 (AirDNA or MU/5-10 Units doesn't apply)	Foreign National >= .75 <1.0 (Fixed only)	Foreign National > = 1.0	STR	>1.15 Minimum																																																																																																										
STR			Other LLPA's																																																																																																																
Product			Interest-Only																																																																																																																
Loan Amount			Cash-Out																																																																																																																
Other			Delayed Financing																																																																																																																
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*			-1.000 103.000																																																																																																																
Notes			ARM																																																																																																																
Price Foreign National with 700 score			Margin: 6.50																																																																																																																
* Soft PPP = 6 mos Interest or Declining PPP			Caps: 2/1/5																																																																																																																
			SOFR																																																																																																																
			Index = SOFR 1M-Avg, Floor = Initial Rate																																																																																																																

Delegated	
DATE	1/8/2024
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	
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: 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	