


Delegated			
DATE	1/10/2024		
Rate	15 Day	30 Day	45 Day
6.500	97.375	97.125	96.875
6.625	98.000	97.750	97.500
6.750	98.625	98.375	98.125
6.875	99.250	99.000	98.750
7.000	99.750	99.500	99.250
7.125	100.250	100.000	99.750
7.250	100.750	100.500	100.250
7.375	101.250	101.000	100.750
7.500	101.625	101.375	101.125
7.625	102.000	101.750	101.500
7.750	102.375	102.125	101.875
7.875	102.750	102.500	102.250
8.000	103.125	102.875	102.625
8.125	103.500	103.250	103.000
8.250	103.875	103.625	103.375
8.375	104.250	104.000	103.750
8.500	104.625	104.375	104.125
8.625	105.000	104.750	104.500
8.750	105.375	105.125	104.875
8.875	105.750	105.500	105.250
9.000	106.125	105.875	105.625
9.125	106.500	106.250	106.000
9.250	106.875	106.625	106.375
9.375	107.250	107.000	106.750
9.500	107.625	107.375	107.125
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	(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

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




Delegated			Credit Score LLPA's								
Date	1/10/2024										
30 Day Pricing											
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR								
6.499	NA	97.813	760+	<=50%	55%	60%	65%	70%	75%	80%	
6.624	NA	98.438	740 - 759	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125	
6.749	NA	99.063	720 - 739	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625	
6.874	NA	99.688	700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	
6.999	NA	100.313	680 - 699	-0.500	-0.750	-0.875	-2.125	-3.000	-3.500	N/A	
7.124	NA	100.813	660 - 679	-0.750	-1.125	-1.500	-2.750	-3.625	N/A	N/A	
7.249	NA	101.188	640 - 659	-2.750	-3.125	-3.750	-4.625	N/A	N/A	N/A	
7.374	NA	101.563	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.499	NA	101.813	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.624	NA	102.188		<=50%	55%	60%	65%	70%	75%	80%	
7.749	NA	102.438	DSCR Price Adjustors								
7.874	NA	102.688	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A	
7.999	NA	102.938	<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A	
8.124	NA	103.188	>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	103.438	Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
8.374	NA	103.688	Foreign National >= 1.0	-3.000	-3.000	-3.250	-3.375	-3.750	N/A	N/A	
8.499	NA	103.938	STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.188	Other LLPAs								
8.749	NA	104.438	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.688	Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
8.999	NA	104.938		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750
9.124	NA	105.188		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
9.249	NA	105.438		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
9.374	NA	105.688		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
9.499	NA	105.938		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
9.624	NA	106.188		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
9.749	NA	106.438		> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A
9.874	NA	106.688	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	
9.999	NA	106.938	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	
10.124	NA	107.188	2-1 Buydown (Min 680 & Min .75 DSCR)	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	
10.249	NA	107.438	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	107.688	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
10.499	NA	107.938	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	
10.624	NA	108.188	Condotel	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A	
10.749	NA	108.438	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	
10.874	NA	108.688	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	
10.999	NA	108.938	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
Min Price:	98.00		2 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.250	
PPP Months	LLPA	Max Price	3-4 Unit	-1.250	-1.250	-1.500	-1.500	-1.500	-1.625	-2.500	
0 (state Law Only)	-3.000	101.000	Mixed Use	-3.125	-3.125	-3.250	-3.500	-4.000	-4.250	N/A	
6 Mos PPP	-1.750	101.000	5-10 Unit	-3.500	-3.500	-3.625	-3.875	-4.000	-4.250	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*	-1.000	103.000	Notes								
			Price Foreign National with 700 score								
			* Soft PPP = 6 mos Interest or Declining PPP								

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					
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
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 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%					
			ARM Features		SOFR
			ARM	Margin: 6.50	Caps: 2/1/5
			Index = SOFR 1M-Avg, Floor = Initial Rate		

Delegated	
DATE	1/10/2024
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	-0.500	-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 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	
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	