


Delegated			
DATE	1/12/2024		
Rate	15 Day	30 Day	45 Day
6.500	97.625	97.375	97.125
6.625	98.250	98.000	97.750
6.750	98.875	98.625	98.375
6.875	99.500	99.250	99.000
7.000	100.000	99.750	99.500
7.125	100.500	100.250	100.000
7.250	101.000	100.750	100.500
7.375	101.500	101.250	101.000
7.500	101.875	101.625	101.375
7.625	102.250	102.000	101.750
7.750	102.625	102.375	102.125
7.875	103.000	102.750	102.500
8.000	103.375	103.125	102.875
8.125	103.750	103.500	103.250
8.250	104.125	103.875	103.625
8.375	104.500	104.250	104.000
8.500	104.875	104.625	104.375
8.625	105.250	105.000	104.750
8.750	105.625	105.375	105.125
8.875	106.000	105.750	105.500
9.000	106.375	106.125	105.875
9.125	106.750	106.500	106.250
9.250	107.125	106.875	106.625
9.375	107.500	107.250	107.000
9.500	107.875	107.625	107.375
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%			

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 1/12/2024			Investor DSCR								
Rate	5/6 ARM	FIX30/FIX15	<=50%	55%	60%	65%	70%	75%	80%		
6.499	NA	98.063	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125		
6.624	NA	98.688	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625		
6.749	NA	99.313	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750		
6.874	NA	99.938	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A		
6.999	NA	100.563	-0.500	-0.750	-0.875	-2.125	-3.000	-3.500	N/A		
7.124	NA	101.063	-0.750	-1.125	-1.500	-2.750	-3.625	N/A	N/A		
7.249	NA	101.438	-2.750	-3.125	-3.750	-4.625	N/A	N/A	N/A		
7.374	NA	101.813	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.499	NA	102.063	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.624	NA	102.438	<=50%	55%	60%	65%	70%	75%	80%		
7.749	NA	102.688	DSCR Price Adjustors								
7.874	NA	102.938	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A	
7.999	NA	103.188	<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A	
8.124	NA	103.438	>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	103.688	Foreign National >= .75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
8.374	NA	103.938	Foreign National >= 1.0	-3.000	-3.000	-3.250	-3.375	-3.750	N/A	N/A	
8.499	NA	104.188	STR >1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.438	Other LLPA's								
8.749	NA	104.688	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.938	Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
8.999	NA	105.188		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750
9.124	NA	105.438		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
9.249	NA	105.688		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
9.374	NA	105.938		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
9.499	NA	106.188		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
9.624	NA	106.438		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
9.749	NA	106.688		> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A
9.874	NA	106.938	Other	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A
9.999	NA	107.188		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A
10.124	NA	107.438		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	107.688		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	107.938		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125
10.499	NA	108.188		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750
10.624	NA	108.438		Condotel	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A
10.749	NA	108.688		Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875
10.874	NA	108.938		Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
10.999	NA	109.188		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				3-4 Unit	-1.250	-1.250	-1.500	-1.500	-1.500	-1.625	-2.500
LLPA			Mixed Use	-3.125	-3.125	-3.250	-3.500	-4.000	-4.250	N/A	
Max Price			5-10 Unit	-3.500	-3.500	-3.625	-3.875	-4.000	-4.250	N/A	
0 (state Law Only)			1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	
6 Mos PPP			BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	
12			BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
24			Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
36			Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
48			Notes								
60			Price Foreign National with 700 score	ARM Features							SOFR
Soft PPP*			* Soft PPP = 6 mos Interest or Declining PPP	ARM	Margin: 6.50	Caps: 2/1/5	5.34				
			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					
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					
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%					

Delegated	
DATE	1/12/2024
30 Day Pricing	
Coupon	FIX30
8.750	97.125
8.875	97.500
9.000	97.875
9.125	98.250
9.250	98.625
9.375	98.875
9.500	99.125
9.625	99.375
9.750	99.625
9.875	99.875
10.000	100.125
10.125	100.375
10.250	100.625
10.375	100.875
10.500	101.125
10.625	101.375
10.750	101.625
10.875	101.875
11.000	102.125
11.125	102.375
11.250	102.625
11.375	102.875
11.500	103.125
11.625	103.375
11.750	103.625
11.875	103.875
12.000	104.125
12.125	104.375
12.250	104.625
12.375	104.875
12.500	105.125
12.625	105.375
12.750	105.625
12.875	105.875
13.000	106.125
13.125	106.375
13.250	106.625
13.375	106.875
13.500	107.125
13.625	107.375
13.750	107.625
13.875	107.875
14.000	108.125
14.125	108.375
14.250	108.625
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: Evedlnce 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	