


Delegated			
DATE	1/30/2024		
Rate	15 Day	30 Day	45 Day
6.500	98.250	98.000	97.750
6.625	98.875	98.625	98.375
6.750	99.500	99.250	99.000
6.875	100.125	99.875	99.625
7.000	100.625	100.375	100.125
7.125	101.125	100.875	100.625
7.250	101.625	101.375	101.125
7.375	102.125	101.875	101.625
7.500	102.500	102.250	102.000
7.625	102.875	102.625	102.375
7.750	103.250	103.000	102.750
7.875	103.625	103.375	103.125
8.000	104.000	103.750	103.500
8.125	104.375	104.125	103.875
8.250	104.750	104.500	104.250
8.375	105.125	104.875	104.625
8.500	105.500	105.250	105.000
8.625	105.875	105.625	105.375
8.750	106.250	106.000	105.750
8.875	106.625	106.375	106.125
9.000	107.000	106.750	106.500
9.125	107.375	107.125	106.875
9.250	107.750	107.500	107.250
9.375	108.125	107.875	107.625
9.500	108.500	108.250	108.000
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	0.500	0.500	0.500	0.500	0.250	(0.500)	(1.250)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.250)	(2.500)	N/A	N/A	
680 - 699	(0.750)	(0.750)	(0.750)	(0.875)	(1.750)	(3.125)	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	0.500	0.500	0.500	0.500	0.125	(0.625)	(1.250)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.250)	(2.500)	N/A	N/A	
680 - 699	(0.750)	(0.750)	(0.750)	(0.875)	(1.750)	(3.125)	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	103.00
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		1/30/2024	
30 Day Pricing			
Coupon	5/6 ARM	FIX30/FIX15	
6.499	98.135	98.000	
6.624	98.760	98.625	
6.749	99.385	99.250	
6.874	100.010	99.875	
6.999	100.635	100.500	
7.124	101.135	101.000	
7.249	101.510	101.375	
7.374	101.885	101.750	
7.499	102.135	102.000	
7.624	102.385	102.250	
7.749	102.635	102.500	
7.874	102.885	102.750	
7.999	103.135	103.000	
8.124	103.385	103.250	
8.249	103.635	103.500	
8.374	103.885	103.750	
8.499	104.135	104.000	
8.624	104.385	104.250	
8.749	104.635	104.500	
8.874	104.885	104.750	
8.999	105.073	104.938	
9.124	105.260	105.125	
9.249	105.448	105.313	
9.374	105.604	105.469	
9.499	105.760	105.625	
9.624	105.916	105.781	
9.749	106.073	105.938	
9.874	106.229	106.094	
9.999	106.385	106.250	
10.124	106.541	106.406	
10.249	106.698	106.563	
10.374	106.854	106.719	
10.499	107.010	106.875	
10.624	107.166	107.031	
10.749	107.323	107.188	
10.874	107.479	107.344	
10.999	107.635	107.500	
11.124	107.791	107.656	
11.249	107.948	107.813	
Max / Min Price		102.000	98.00
Investor Loan Prepayment Penalty Price Adjustment (5% on 80% of unpaid principal)	Term	LLPA	Max Px
	6 mos/No PPP St.	-1.750	100.500
	12	-1.250	101.500
	24	-0.500	102.000
	36	0.000	103.000
	48	0.250	103.000
	60	0.500	103.000
	6 Mos interest PPP	-1.000	103.000
ARM	ARM Features	SOFR	5.34
	Margin: 4.50	Caps: 2/1/5	
	Index = SOFR 1M-Avg, Floor = Initial Rate		

Full Doc & Alt Doc		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	-1.250	N/A	N/A	
	660 - 679	-0.750	-1.000	-1.375	-1.875	-2.750	-3.500	N/A	N/A	
	640 - 659	-1.375	-1.375	-1.500	-2.250	-2.875	N/A	N/A	N/A	
	760+	0.375	0.250	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	0.125	-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	0.125	-0.125	-0.250	-0.625	-1.250	-1.500	-3.500	N/A	
	680 - 699	-0.125	-0.250	-0.250	-0.625	-1.500	-2.375	N/A	N/A	
	660 - 679	-0.750	-1.000	-1.375	-1.875	-2.750	-3.750	N/A	N/A	
	640 - 659	-1.250	-1.250	-1.500	-2.375	-3.500	N/A	N/A	N/A	
	*If CLTV>LTV then use CLTV for eligibility and adjustments									
	Additional Price Adjustments									
	Products	12 Mos Income	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
		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	
	Super Jumbo See Matrix For Details	> 3,500,000	-1.750	-1.875	-2.000	-2.250	N/A	N/A	N/A	N/A
> 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	
2-1 Buydown		-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	N/A	N/A	
Other	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)	-2.375	-2.375	-2.375	-2.500	-2.750	-3.000	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	-0.750	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	



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%
	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
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							
1 x 30 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
2 x 30 MTG	-0.250	-0.250	-0.375	-0.625	-0.625	-0.625	-0.625
0 x 60 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
0 x 90 MTG	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A
Exceptions	-1.125	N/A	N/A	N/A	N/A	N/A	N/A
No VOR	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
Residual Inc < 2500 (min \$1500)	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A

*Price no score FN at 700 score **Full Doc and Alt Doc only Escrow Waiver 80% or less & NO HPML

Delegated				NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET									
Date	1/30/2024												
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	97.813		760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125		
6.624	NA	98.438		740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625		
6.749	NA	99.063		720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750		
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	-1.625	-2.500	-3.000	N/A		
7.124	NA	100.813		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	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		DSCR	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		STR	Foreign National >= 1.0	-3.000	-3.000	-3.250	-3.375	-3.750	N/A	N/A	
8.499	NA	103.938			>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.188			Other LLPA's								
8.749	NA	104.438		Loan Amount	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.688			< 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	101.50	Mixed Use	-3.625	-3.625	-3.750	-4.000	-4.500	-4.750	N/A		
	6 Mos PPP	-1.750	101.50	5-10 Unit	-4.000	-4.000	-4.125	-4.375	-4.500	-4.750	N/A		
	12	-1.000	102.00	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A		
	24	-0.625	102.75	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A		
	36	0.000	103.50	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A		
	48	0.375	103.50	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A		
	60	0.750	104.00	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
	Soft PPP* (N/A on <36 Mo PPP)		103.50										
	36 Mo	48 Mo	60 Mo										
	-0.500	-0.375	-0.250										



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%

Price Foreign National with 700 score
 * Soft PPP = 6 mos Interest or Declining PPP
ARM Features **SOFR**
 ARM Margin: 6.50 Caps: 2/1/5 5.34
 Index = SOFR 1M-Avg, Floor = Initial Rate

Delegated	
DATE	1/30/2024
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: 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	