


Delegated			
DATE	2/12/2024		
Rate	15 Day	30 Day	45 Day
6.500	98.500	98.250	98.000
6.625	99.125	98.875	98.625
6.750	99.750	99.500	99.250
6.875	100.375	100.125	99.875
7.000	100.875	100.625	100.375
7.125	101.375	101.125	100.875
7.250	101.875	101.625	101.375
7.375	102.375	102.125	101.875
7.500	102.750	102.500	102.250
7.625	103.125	102.875	102.625
7.750	103.500	103.250	103.000
7.875	103.875	103.625	103.375
8.000	104.250	104.000	103.750
8.125	104.625	104.375	104.125
8.250	105.000	104.750	104.500
8.375	105.375	105.125	104.875
8.500	105.750	105.500	105.250
8.625	106.125	105.875	105.625
8.750	106.500	106.250	106.000
8.875	106.875	106.625	106.375
9.000	107.250	107.000	106.750
9.125	107.625	107.375	107.125
9.250	108.000	107.750	107.500
9.375	108.375	108.125	107.875
9.500	108.750	108.500	108.250
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				NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET									
Date		2/12/2024											
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	97.688		760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125		
6.624	NA	98.313		740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625		
6.749	NA	98.938		720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750		
6.874	NA	99.563		700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A		
6.999	NA	100.188		680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A		
7.124	NA	100.688		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A		
7.249	NA	101.063		640 - 659	-2.750	-3.125	-3.750	-4.625	N/A	N/A	N/A		
7.374	NA	101.438		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.499	NA	101.688		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.624	NA	102.063			<=50%	55%	60%	65%	70%	75%	80%		
7.749	NA	102.313			DSCR Price Adjustors								
7.874	NA	102.563		DSCR	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A	
7.999	NA	102.813	<1.00x >.75		-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A		
8.124	NA	103.063	>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	103.313	Foreign National >=.75 <1.0 (Fixed only)		N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.374	NA	103.563		STR	Foreign National >= 1.0	-3.000	-3.000	-3.250	-3.375	-3.750	N/A	N/A	
8.499	NA	103.813			>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.063			Other LLPA's								
8.749	NA	104.313		Loan Amount	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.563			< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	
8.999	NA	104.813			< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.124	NA	105.063			< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	
9.249	NA	105.313			> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	
9.374	NA	105.563			> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	
9.499	NA	105.813			> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	
9.624	NA	106.063			> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	
9.749	NA	106.313			> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	
9.874	NA	106.563			Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	
9.999	NA	106.813		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A		
10.124	NA	107.063		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	107.313		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	107.563		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
10.499	NA	107.813		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750		
10.624	NA	108.063		Condotel	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A		
10.749	NA	108.313		Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875		
10.874	NA	108.563		Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500		
10.999	NA	108.813		Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
				Other	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	-3.625	-3.625	-3.750	-4.000	-4.500	-4.750	N/A	
					5-10 Unit	-4.000	-4.000	-4.125	-4.375	-4.500	-4.750	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	5.32				
				* 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
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

NQM FUNDING, LLC 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	2/12/2024
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: 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 Stmt, 1099, 24 Mo P&L w/ 2 mos Bk Stmt	
Mortgagee Clause	
NQM FUNDING, LLC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	