



Delegated			
DATE	2/21/2024		
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	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(2.500)	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	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(2.500)	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					
**** Not available on HPML Loans, >80 LTV CA Only & Max 89.99 LTV					Declining markets reduce LTV 5%					

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 2/21/2024				Full Doc & Alt Doc													
30 Day Pricing				Price Adjustment - FICO x LTV													
Coupon	5/6 ARM	FIX30/FIX15		Documentation	FICO\LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%				
6.499	97.885	97.750		Full Doc	760+	0.500	0.25	0.125	-0.125	-0.250	-0.625	-1.875	-3.625	Maximum Premium (>2.00 Requires PPP)		102.50	
6.624	98.510	98.375			740 - 759	0.375	0.125	0.000	-0.250	-0.375	-0.875	-2.375	-4.250	Rate Buy Down			
6.749	99.135	99.000			720 - 739	0.125	0.000	-0.125	-0.500	-0.750	-1.000	-2.375	N/A	Buydown floor = 6.999%			
6.874	99.760	99.625			700 - 719	0.000	-0.125	-0.250	-0.750	-1.250	-1.375	-3.250	N/A	Min rate after adjustments is 6.999% Min Rate for ITIN 7.999%			
6.999	100.385	100.250			680 - 699	0.125	0.000	-0.125	-0.375	-1.250	-2.125	N/A	N/A	Min buy Price 98.00			
7.124	100.885	100.750			660 - 679	-0.500	-0.750	-1.125	-1.625	-2.500	-3.250	N/A	N/A	Maximum Rate 11.874			
7.249	101.260	101.125			640 - 659	-1.125	-1.125	-1.250	-2.000	-2.625	N/A	N/A	N/A	Maximum LTV= Max CLTV			
7.374	101.635	101.500			760+	0.375	0.250	0.125	-0.250	-0.375	-0.750	-2.000	-3.875	PRICE ADJUSTMENTS			
7.499	101.885	101.750			740 - 759	0.250	0.125	0.000	-0.375	-0.500	-1.000	-2.625	-4.625	Lock Period			
7.624	102.135	102.000			720 - 739	0.125	0.125	-0.125	-0.500	-0.750	-1.125	-2.625	N/A	15 Days 0.063			
7.749	102.385	102.250			700 - 719	0.125	-0.125	-0.250	-0.625	-1.250	-1.500	-3.500	N/A	30 Days 0.000			
7.874	102.635	102.500			680 - 699	-0.125	-0.250	-0.250	-0.625	-1.500	-2.375	N/A	N/A	45 Days -0.375			
7.999	102.885	102.750		660 - 679	-0.500	-0.750	-1.125	-1.625	-2.500	-3.500	N/A	N/A	Extensions				
8.124	103.135	103.000		640 - 659	-1.000	-1.000	-1.250	-2.125	-3.250	N/A	N/A	N/A	7 Days (Min) -0.250				
8.249	103.385	103.250		*†if CLTV>LTV then use CLTV for eligibility and adjustments									15 Days -0.375				
8.374	103.635	103.500											Re-Lock -0.250				
8.499	103.885	103.750											Maximum Lock Period 45 Days				
8.624	104.135	104.000											2:1 Buydown (30 YR Fixed Only, Purchase, Min 680, Max 80%, Max 50% DTI)				
8.749	104.385	104.250											Rate YR 1 = Par/Final Rate minus 2%, YR 2 Minus 1%, YR 3+ Par/Final Rate				
8.874	104.635	104.500											4800 N Federal HWY Building E Suite 200 Boca Raton Florida 33483				
8.999	104.885	104.750											Phone Number: 561.886.0300 Lock Desk Hours: 9:30 AM - 7 PM EST NMLS# 75597				
9.124	105.010	104.875											FEES				
9.249	105.198	105.063											Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150 CDA: \$150 (if SSR is greater than 2.5% only)				
9.374	105.354	105.219											State Licensing				
9.499	105.510	105.375											All States except HI				
9.624	105.666	105.531											Mortgagee Clause				
9.749	105.823	105.688											NQM FUNDING, LLC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483				
9.874	105.979	105.844											Other Price Adjustments				
9.999	106.135	106.000											BK/SS/NOD/DIL <24> 12 -0.625 -0.625 -0.625 -0.625 -0.625 -0.625 -0.625				
10.124	106.291	106.156											BK/SS/NOD/DIL <36> 24 -0.375 -0.375 -0.375 -0.375 -0.375 -0.375 -0.375				
10.249	106.448	106.313											BK/SS/NOD/DIL <48> 36 -0.375 -0.375 -0.375 -0.375 -0.375 -0.375 -0.375				
10.374	106.604	106.469											Covid Forbearance < 6 Payments -0.625 -0.625 -0.625 -0.625 -0.625 -0.625 -0.625				
10.499	106.760	106.625											1 x 30 MTG -0.250 -0.250 -0.375 -0.625 -0.625 -0.625 -0.625				
10.624	106.916	106.781											2 x 30 MTG -0.625 -0.625 -0.625 -0.625 -0.625 N/A N/A				
10.749	107.073	106.938											0 x 60 MTG -0.875 -0.875 -0.875 N/A N/A N/A N/A				
10.874	107.229	107.094											0 x 90 MTG -1.125 N/A N/A N/A N/A N/A N/A				
10.999	107.385	107.250											Exceptions -0.250 -0.250 -0.250 -0.250 -0.500 -0.500 -0.500				
11.124	107.541	107.406											No VOR -0.625 -0.625 -0.625 -0.625 -0.625 N/A N/A				
11.249	107.698	107.563											Residual Inc < 2500 (min \$1500) -0.375 -0.375 -0.375 -0.375 -0.375 -0.375 N/A				
Max / Min Price 102.000 98.00																	
Investor Loan Prepayment Penalty Price Adjustment (5% on 80% of unpaid principal)																	
ARM Margin: 4.50 Caps: 2/1/5 5.32																	
Index = SOFR 1M-Avg, Floor = Initial Rate																	
ARM Features SOFR																	
PNL Only FICO>=700																	
*Price no score FN at 700 score **Full Doc and Alt Doc only Escrow Waiver 80% or less & NO HPML >80 LTV CA Only & Max 89.99 LTV																	

*Price no score FN at 700 score **Full Doc and Alt Doc only Escrow Waiver 80% or less & NO HPML >80 LTV CA Only & Max 89.99 LTV

Delegated				NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET									
Date		2/21/2024											
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	97.563		Single Property	760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125	
6.624	NA	98.188			740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625	
6.749	NA	98.813			720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750	
6.874	NA	99.438			700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	
6.999	NA	100.063			680 - 699	-0.500	-0.750	-1.000	-1.625	-2.500	-3.000	N/A	
7.124	NA	100.563			660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	
7.249	NA	100.938			640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	
7.374	NA	101.313			620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.499	NA	101.563			600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.624	NA	101.938											
7.749	NA	102.188											
7.874	NA	102.438											
7.999	NA	102.688											
8.124	NA	102.938											
8.249	NA	103.188											
8.374	NA	103.438											
8.499	NA	103.688											
8.624	NA	103.938											
8.749	NA	104.188											
8.874	NA	104.438											
8.999	NA	104.688											
9.124	NA	104.938											
9.249	NA	105.188											
9.374	NA	105.438											
9.499	NA	105.688											
9.624	NA	105.938											
9.749	NA	106.188											
9.874	NA	106.438											
9.999	NA	106.688											
10.124	NA	106.938											
10.249	NA	107.188											
10.374	NA	107.438											
10.499	NA	107.688											
10.624	NA	107.938											
10.749	NA	108.188											
10.874	NA	108.438											
10.999	NA	108.688											
	Min Price:	98.00											
	PPP Months	LLPA	Max Price	Max (Mixed Use/5-10 Unit)									
	0 (state Law Only)	-3.000	101.50	101.50									
	6 Mos PPP	-1.750	101.50	101.50									
	12	-1.000	102.00	102.00									
	24	-0.625	102.75	102.75									
	36	0.000	103.50	103.00									
	48	0.375	103.50	103.00									
	60	0.750	104.00	103.00									
	Soft PPP* (N/A on <36 Mo PPP)		103.50	103.00									
	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
 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%

Notes
 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 5.32
 Index = SOFR 1M-Avg, Floor = Initial Rate

Delegated	
DATE	2/21/2024
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 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 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	