


Delegated			
DATE	2/29/2024		
Rate	15 Day	30 Day	45 Day
6.500	98.625	98.375	98.125
6.625	99.250	99.000	98.750
6.750	99.875	99.625	99.375
6.875	100.500	100.250	100.000
7.000	101.000	100.750	100.500
7.125	101.500	101.250	101.000
7.250	102.000	101.750	101.500
7.375	102.500	102.250	102.000
7.500	102.875	102.625	102.375
7.625	103.250	103.000	102.750
7.750	103.625	103.375	103.125
7.875	104.000	103.750	103.500
8.000	104.375	104.125	103.875
8.125	104.750	104.500	104.250
8.250	105.125	104.875	104.625
8.375	105.500	105.250	105.000
8.500	105.875	105.625	105.375
8.625	106.250	106.000	105.750
8.750	106.625	106.375	106.125
8.875	107.000	106.750	106.500
9.000	107.375	107.125	106.875
9.125	107.750	107.500	107.250
9.250	108.125	107.875	107.625
9.375	108.500	108.250	108.000
9.500	108.875	108.625	108.375
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	0.500	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 = 6.5%	
Min rate after adjustments is 6.5%	
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	2/29/2024											
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	97.938	Single Property	760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125	
6.624	NA	98.563		740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625	
6.749	NA	99.188		720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750	
6.874	NA	99.813		700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	
6.999	NA	100.438		680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A	
7.124	NA	100.938		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	
7.249	NA	101.313		640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	
7.374	NA	101.688		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.499	NA	101.938		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.624	NA	102.313			<=50%	55%	60%	65%	70%	75%	80%	
7.749	NA	102.563		DSCR Price Adjustors								
7.874	NA	102.813	DSCR	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A	
7.999	NA	103.063		<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A	
8.124	NA	103.313		>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	103.563	Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.374	NA	103.813	Foreign National >= 1.0	-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A		
8.499	NA	104.063	STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.313		Other LLPA's								
8.749	NA	104.563	Loan Amount	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.813		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	
8.999	NA	105.063		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.124	NA	105.313		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	
9.249	NA	105.563		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	
9.374	NA	105.813		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	
9.499	NA	106.063		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	
9.624	NA	106.313		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	
9.749	NA	106.563		> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	
9.874	NA	106.813		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	
9.999	NA	107.063	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A		
10.124	NA	107.313	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	107.563	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	107.813	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
10.499	NA	108.063	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750		
10.624	NA	108.313	Condotel	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A		
10.749	NA	108.563	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875		
10.874	NA	108.813	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500		
10.999	NA	109.063	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
			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					
			* 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	2/29/2024
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	