


Delegated			
DATE	03/13/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	98.750	98.500	98.250
6.625	99.375	99.125	98.875
6.750	100.000	99.750	99.500
6.875	100.625	100.375	100.125
7.000	101.125	100.875	100.625
7.125	101.625	101.375	101.125
7.250	102.125	101.875	101.625
7.375	102.625	102.375	102.125
7.500	103.000	102.750	102.500
7.625	103.375	103.125	102.875
7.750	103.750	103.500	103.250
7.875	104.125	103.875	103.625
8.000	104.500	104.250	104.000
8.125	104.875	104.625	104.375
8.250	105.250	105.000	104.750
8.375	105.625	105.375	105.125
8.500	106.000	105.750	105.500
8.625	106.375	106.125	105.875
8.750	106.750	106.500	106.250
8.875	107.125	106.875	106.625
9.000	107.500	107.250	107.000
9.125	107.875	107.625	107.375
9.250	108.250	108.000	107.750
9.375	108.625	108.375	108.125
9.500	109.000	108.750	108.500
Loan Amounts			
Minimum Loan	\$150,000		
Max Loan Size	\$3,500,000		
Unavailable Flex Supreme			
Asset Utilization suplimental			
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)	(0.875)	N/A	N/A	
720 - 739	0.750	0.750	0.750	0.750	0.500	(0.250)	(1.000)	N/A	N/A	
700 - 719	0.500	0.500	0.500	0.375	(0.250)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.250)	(0.250)	(0.250)	(0.250)	(1.000)	(2.250)	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)	(0.875)	N/A	N/A	
720 - 739	0.750	0.750	0.750	0.750	0.375	(0.375)	(1.000)	N/A	N/A	
700 - 719	0.500	0.500	0.500	0.375	(0.250)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.250)	(0.250)	(0.250)	(0.250)	(1.000)	(2.250)	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			
DATE 03/13/2024 A			
30 Day Pricing			
Coupon	5/6 ARM	FIX30/FIX15	
6.499	97.885	97.750	
6.624	98.510	98.375	
6.749	99.135	99.000	
6.874	99.760	99.625	
6.999	100.385	100.250	
7.124	100.885	100.750	
7.249	101.260	101.125	
7.374	101.635	101.500	
7.499	101.885	101.750	
7.624	102.135	102.000	
7.749	102.385	102.250	
7.874	102.635	102.500	
7.999	102.885	102.750	
8.124	103.135	103.000	
8.249	103.385	103.250	
8.374	103.635	103.500	
8.499	103.885	103.750	
8.624	104.135	104.000	
8.749	104.385	104.250	
8.874	104.635	104.500	
8.999	104.823	104.688	
9.124	105.010	104.875	
9.249	105.198	105.063	
9.374	105.354	105.219	
9.499	105.510	105.375	
9.624	105.666	105.531	
9.749	105.823	105.688	
9.874	105.979	105.844	
9.999	106.135	106.000	
10.124	106.291	106.156	
10.249	106.448	106.313	
10.374	106.604	106.469	
10.499	106.760	106.625	
10.624	106.916	106.781	
10.749	107.073	106.938	
10.874	107.229	107.094	
10.999	107.385	107.250	
11.124	107.541	107.406	
11.249	107.698	107.563	
Min Price		98.00	
Investor Loan	Term	LLPA	Max Px
Prepayment	6 mos/No PPP St.	-1.750	100.500
Penalty	12	-1.250	101.500
Price	24	-0.500	102.000
Adjustment (5% on 80% of unpaid principal balance)	36	0.000	103.000
	48	0.250	103.000
	60	0.500	103.000
	6 Mos interest PPP	-1.000	103.000
ARM Features		SOFR	
ARM	Margin: 4.50	Caps: 2/1/5	5.32
Index = SOFR 1M-Avg, Floor = Initial Rate			

Flex Select Prime Rate Sheet													
Full Doc & Alt Doc													
Documentation			Price Adjustment - FICO x LTV										
	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	-3.625				
	740 - 759	0.375	0.125	0.000	-0.250	-0.375	-0.875	-2.375	-4.250				
	720 - 739	0.125	0.000	-0.125	-0.500	-0.750	-1.000	-2.375	-4.625				
	700 - 719	0.000	-0.125	-0.250	-0.500	-1.250	-1.375	-3.250	N/A				
	680 - 699	0.125	-0.250	-0.375	-0.750	-1.250	-2.125	N/A	N/A				
	660 - 679	-0.500	-0.750	-1.125	-1.625	-2.500	-3.250	N/A	N/A				
	640 - 659	-1.125	-1.125	-1.250	-2.000	-2.625	N/A	N/A	N/A				
	Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, P&L Only, or WVOE w/ 2 Mos***	760+	0.375	0.250	0.125	-0.250	-0.375	-0.750	-2.000	-3.875			
		740 - 759	0.250	0.125	0.000	-0.375	-0.500	-1.000	-2.625	-4.625			
		720 - 739	0.125	0.125	-0.125	-0.375	-0.750	-1.125	-2.625	-4.875			
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		-0.500	-0.750	-1.125	-1.625	-2.500	-3.500	N/A	N/A				
640 - 659		-1.000	-1.000	-1.250	-2.125	-3.250	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				
	< 125,000	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	-1.250	N/A				
Loan Amount	< 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				
	> 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				
Super Jumbo See Matrix For Details	> 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	-0.750	-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	-2.750	-2.750	-3.000	-3.250	-3.500	N/A	N/A	N/A				
	Foreign NOO	-3.000	-3.000	-3.250	-3.500	-3.750	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	-0.250	-0.250				
	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>=680	-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

NQM FUNDING, LLC ISAOA
4800 N FEDERAL HWY
BLDG E Suite 200
Boca Raton Florida 33483

Other Price Adjustments

	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <24> 12	-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	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
1 x 30 MTG	-0.250	-0.250	-0.375	-0.625	-0.625	-0.625	-0.625
2 x 30 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
0 x 60 MTG	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A
0 x 90 MTG	-1.125	-1.500	N/A	N/A	N/A	N/A	N/A
Exceptions	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
No VOR	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
Residual Inc < 2500 (min \$1500)	-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 ***Price WVOE w/ 2 Mos as P&L w/ 2 Mos 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		03/13/2024 A														
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	98.188	760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125						
6.624	NA	98.813	740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625						
6.749	NA	99.438	720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750						
6.874	NA	100.063	700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A						
6.999	NA	100.688	680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A						
7.124	NA	101.188	660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A						
7.249	NA	101.563	640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A						
7.374	NA	101.938	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
7.499	NA	102.188	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
7.624	NA	102.563		<=50%	55%	60%	65%	70%	75%	80%						
7.749	NA	102.813		DSCR Price Adjustors												
7.874	NA	103.063		No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A					
7.999	NA	103.313		<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A					
8.124	NA	103.563		>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	103.813		Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
8.374	NA	104.063		Foreign National > = 1.0	-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A					
8.499	NA	104.313		STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.625	N/A					
8.624	NA	104.563		Other LLPAs												
8.749	NA	104.813		Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625				
8.874	NA	105.063			< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A				
8.999	NA	105.313			< 150,000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750					
9.124	NA	105.563			< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625				
9.249	NA	105.813			> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375				
9.374	NA	106.063			> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A				
9.499	NA	106.313			> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A				
9.624	NA	106.563			> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A				
9.749	NA	106.813			> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A				
9.874	NA	107.063			Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A				
9.999	NA	107.313			Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A				
10.124	NA	107.563			2-1 Buydown (Min 680 & Min .75 DSCR)	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625					
10.249	NA	107.813			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	108.063			Purchase / Rate & Term	0.125	0.125	0.125	0.125	0.125	0.125					
10.499	NA	108.313			Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750				
10.624	NA	108.563			Condotel (Min .75 DSCR)	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A				
10.749	NA	108.813			Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875				
10.874	NA	109.063			Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500				
10.999	NA	109.313			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	Margin: 6.50	Caps: 2/1/5	SOFR	5.32
					Price Foreign National with 700 score							Index = SOFR 1M-Avg, Floor = Initial Rate				
					* Soft PPP = 6 mos Interest or Declining PPP											



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
 Mortgage 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	03/13/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	97.000
8.875	97.375
9.000	97.750
9.125	98.125
9.250	98.500
9.375	98.750
9.500	99.000
9.625	99.250
9.750	99.500
9.875	99.750
10.000	100.000
10.125	100.250
10.250	100.500
10.375	100.750
10.500	101.000
10.625	101.250
10.750	101.500
10.875	101.750
11.000	102.000
11.125	102.250
11.250	102.500
11.375	102.750
11.500	103.000
11.625	103.250
11.750	103.500
11.875	103.750
12.000	104.000
12.125	104.250
12.250	104.500
12.375	104.750
12.500	105.000
12.625	105.250
12.750	105.500
12.875	105.750
13.000	106.000
13.125	106.250
13.250	106.500
13.375	106.750
13.500	107.000
13.625	107.250
13.750	107.500
13.875	107.750
14.000	108.000
14.125	108.250
14.250	108.500
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	