


Delegated			
DATE	04/03/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	98.375	98.125	97.875
6.625	99.000	98.750	98.500
6.750	99.625	99.375	99.125
6.875	100.250	100.000	99.750
7.000	100.750	100.500	100.250
7.125	101.250	101.000	100.750
7.250	101.750	101.500	101.250
7.375	102.250	102.000	101.750
7.500	102.625	102.375	102.125
7.625	103.000	102.750	102.500
7.750	103.375	103.125	102.875
7.875	103.750	103.500	103.250
8.000	104.125	103.875	103.625
8.125	104.500	104.250	104.000
8.250	104.875	104.625	104.375
8.375	105.250	105.000	104.750
8.500	105.625	105.375	105.125
8.625	106.000	105.750	105.500
8.750	106.375	106.125	105.875
8.875	106.750	106.500	106.250
9.000	107.125	106.875	106.625
9.125	107.500	107.250	107.000
9.250	107.875	107.625	107.375
9.375	108.250	108.000	107.750
9.500	108.625	108.375	108.125
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	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
760 - 779	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
740 - 759	0.750	0.750	0.625	0.500	(0.125)	(0.375)	(0.875)	N/A	N/A	
720 - 739	0.500	0.500	0.500	0.500	0.250	(0.250)	(1.000)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(2.250)	N/A	N/A	N/A	
LTV/FICO LLPA's: Applicable for bank statements (12/24 months)										
>= 780	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
760 - 779	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
740 - 759	0.750	0.750	0.625	0.500	(0.125)	(0.375)	(0.875)	N/A	N/A	
720 - 739	0.500	0.500	0.500	0.500	0.125	(0.375)	(1.000)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(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				NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET										
Date		04/03/2024 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	97.438		760+	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125			
6.624	NA	98.063		740 - 759	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625			
6.749	NA	98.688		720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750			
6.874	NA	99.313		700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A			
6.999	NA	99.938		680 - 699	-0.500	-0.750	-1.000	-1.250	-2.500	-3.000	N/A			
7.124	NA	100.438		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A			
7.249	NA	100.813		640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A			
7.374	NA	101.188		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
7.499	NA	101.438		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
7.624	NA	101.813			<=50%	55%	60%	65%	70%	75%	80%			
7.749	NA	102.063			DSCR Price Adjustors									
7.874	NA	102.313		DSCR	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A		
7.999	NA	102.563	<1.00x >.75		-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A			
8.124	NA	102.813	>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	103.063	Foreign National >=.75 <1.0 (Fixed only)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.374	NA	103.313		Foreign National >= 1.0	-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A			
8.499	NA	103.563		STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A		
8.624	NA	103.813			Other LLPA's									
8.749	NA	104.063		Loan Amount	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625	
8.874	NA	104.313			< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A		
8.999	NA	104.563			< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750		
9.124	NA	104.813			< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625		
9.249	NA	105.063			> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375		
9.374	NA	105.313			> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A		
9.499	NA	105.563			> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A		
9.624	NA	105.813			> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A		
9.749	NA	106.063			> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A		
9.874	NA	106.313			Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A		
9.999	NA	106.563		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A			
10.124	NA	106.813		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	107.063		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	107.313		Purchase / Rate & Term	0.125	0.125	0.125	0.125	0.125	0.125	0.125			
10.499	NA	107.563		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750			
10.624	NA	107.813		Condotel (Min .75 DSCR)	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A			
10.749	NA	108.063		Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875			
10.874	NA	108.313		Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500			
10.999	NA	108.563		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				SOFR					
					ARM	Margin: 6.50	Caps: 2/1/5	5.32						
					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%
 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

Delegated	
DATE	04/03/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	96.500
8.875	96.875
9.000	97.250
9.125	97.625
9.250	98.000
9.375	98.250
9.500	98.500
9.625	98.750
9.750	99.000
9.875	99.250
10.000	99.500
10.125	99.750
10.250	100.000
10.375	100.250
10.500	100.500
10.625	100.750
10.750	101.000
10.875	101.250
11.000	101.500
11.125	101.750
11.250	102.000
11.375	102.250
11.500	102.500
11.625	102.750
11.750	103.000
11.875	103.250
12.000	103.500
12.125	103.750
12.250	104.000
12.375	104.250
12.500	104.500
12.625	104.750
12.750	105.000
12.875	105.250
13.000	105.500
13.125	105.750
13.250	106.000
13.375	106.250
13.500	106.500
13.625	106.750
13.750	107.000
13.875	107.250
14.000	107.500
14.125	107.750
14.250	108.000
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% on NW Condos)		-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 Stmts, 1099, 24 Mo P&L w/ 2 mos Bk Stmts	
Mortgagee Clause	
NQM FUNDING, LLC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	