


Delegated			
DATE	04/05/2024 A		
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	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 Flex Select Prime Rate Sheet



DATE	04/05/2024 A		
30 Day Pricing			
Coupon	5/6 ARM	FIX30/FIX15	
6.499	97.760	97.625	
6.624	98.385	98.250	
6.749	99.010	98.875	
6.874	99.635	99.500	
6.999	100.260	100.125	
7.124	100.760	100.625	
7.249	101.135	101.000	
7.374	101.510	101.375	
7.499	101.760	101.625	
7.624	102.010	101.875	
7.749	102.260	102.125	
7.874	102.510	102.375	
7.999	102.760	102.625	
8.124	103.010	102.875	
8.249	103.260	103.125	
8.374	103.510	103.375	
8.499	103.760	103.625	
8.624	104.010	103.875	
8.749	104.260	104.125	
8.874	104.510	104.375	
8.999	104.698	104.563	
9.124	104.885	104.750	
9.249	105.073	104.938	
9.374	105.229	105.094	
9.499	105.385	105.250	
9.624	105.541	105.406	
9.749	105.698	105.563	
9.874	105.854	105.719	
9.999	106.010	105.875	
10.124	106.166	106.031	
10.249	106.323	106.188	
10.374	106.479	106.344	
10.499	106.635	106.500	
10.624	106.791	106.656	
10.749	106.948	106.813	
10.874	107.104	106.969	
10.999	107.260	107.125	
11.124	107.416	107.281	
11.249	107.573	107.438	

Documentation		Price Adjustment - FICO x LTV									
		FICO\LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%	
Full Doc	760+		0.250	0	-0.125	-0.375	-0.375	-0.625	-1.625	-3.375	
	740 - 759		0.125	-0.125	-0.250	-0.500	-0.500	-0.875	-2.125	-4.000	
	720 - 739		-0.125	-0.250	-0.375	-0.750	-0.750	-1.000	-2.125	-4.375	
	700 - 719		-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.000	N/A	
	680 - 699		-0.125	-0.500	-0.625	-1.000	-1.250	-2.125	N/A	N/A	
	660 - 679		-0.750	-1.000	-1.375	-1.875	-2.500	-3.250	N/A	N/A	
	640 - 659		-1.375	-1.375	-1.500	-2.250	-2.625	N/A	N/A	N/A	
	760+	Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, P&L Only, or WVOE w/ 2 Mos***		0.125	0.000	-0.125	-0.500	-0.500	-0.750	-1.750	-3.625
	740 - 759			0.000	-0.125	-0.250	-0.625	-0.625	-1.000	-2.375	-4.375
	720 - 739			-0.125	-0.125	-0.375	-0.750	-0.750	-1.125	-2.375	-4.625
700 - 719			-0.125	-0.375	-0.500	-0.875	-1.250	-1.500	-3.250	N/A	
680 - 699			-0.375	-0.500	-0.500	-0.875	-1.500	-2.375	N/A	N/A	
660 - 679			-0.750	-1.000	-1.375	-1.875	-2.500	-3.500	N/A	N/A	
640 - 659			-1.250	-1.250	-1.500	-2.375	-3.250	N/A	N/A	N/A	

†If CLTV>LTV then use CLTV for eligibility and adjustments

Products		Additional Price Adjustments								
		12 Mos Income	<=55%	<=60%	65%	70%	75%	80%	85%	90%
40 Yr Fixed Full Amor			0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
	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
Loan Amount	< 125,000		-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	-1.250	N/A
	< 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
Super Jumbo See Matrix For Details	> 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
Other	> 4,000,000		-2.125	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A
	> 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
	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)		-2.000	-2.000	-2.000	-2.125	-2.375	-2.625	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	N/A	N/A	

Min Price		98.00	
Investor Loan Prepayment Penalty	Term	LLPA	Max Px
Investor Loan Prepayment Penalty	6 mos/No PPP St.	-1.750	100.500
	12	-1.250	101.500
	24	-0.500	102.000
	36	0.000	103.000
Adjustment (5% on 80% of unpaid principal balance)	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			

*Price No score FN at 700 score **Full Doc and Alt Doc only ***Price WVOE w/ 2 Mos as P&L w/ 2 Mos

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	
Mortgage 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

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	04/05/2024 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	97.938	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	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	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	
8.624	NA	104.313	Other LLPAs								
8.749	NA	104.563	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625
8.874	NA	104.813	Loan Amount	< 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	Other	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 / Rate & Term	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 (Min .75 DSCR)	-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			SOFR			
			Price Foreign National with 700 score		ARM	Margin: 6.50	Caps: 2/1/5	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

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%
 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 = 7.249%
 Min rate after adjustments is 7.249%, except Mixed Use/Foreign Nat/5-10 Unit Min is 8.499%
 Maximum LTV= Max CLTV, 5/6 Arm Max 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	04/05/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	96.625
8.875	97.000
9.000	97.375
9.125	97.750
9.250	98.125
9.375	98.375
9.500	98.625
9.625	98.875
9.750	99.125
9.875	99.375
10.000	99.625
10.125	99.875
10.250	100.125
10.375	100.375
10.500	100.625
10.625	100.875
10.750	101.125
10.875	101.375
11.000	101.625
11.125	101.875
11.250	102.125
11.375	102.375
11.500	102.625
11.625	102.875
11.750	103.125
11.875	103.375
12.000	103.625
12.125	103.875
12.250	104.125
12.375	104.375
12.500	104.625
12.625	104.875
12.750	105.125
12.875	105.375
13.000	105.625
13.125	105.875
13.250	106.125
13.375	106.375
13.500	106.625
13.625	106.875
13.750	107.125
13.875	107.375
14.000	107.625
14.125	107.875
14.250	108.125
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	-0.250	-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 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	