


Delegated			
DATE	04/10/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	98.000	97.750	97.500
6.625	98.625	98.375	98.125
6.750	99.250	99.000	98.750
6.875	99.875	99.625	99.375
7.000	100.375	100.125	99.875
7.125	100.875	100.625	100.375
7.250	101.375	101.125	100.875
7.375	101.875	101.625	101.375
7.500	102.250	102.000	101.750
7.625	102.625	102.375	102.125
7.750	103.000	102.750	102.500
7.875	103.375	103.125	102.875
8.000	103.750	103.500	103.250
8.125	104.125	103.875	103.625
8.250	104.500	104.250	104.000
8.375	104.875	104.625	104.375
8.500	105.250	105.000	104.750
8.625	105.625	105.375	105.125
8.750	106.000	105.750	105.500
8.875	106.375	106.125	105.875
9.000	106.750	106.500	106.250
9.125	107.125	106.875	106.625
9.250	107.500	107.250	107.000
9.375	107.875	107.625	107.375
9.500	108.250	108.000	107.750
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			

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		04/10/2024 A		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	97.260	97.125		Full Doc	760+	0.250	0	-0.125	-0.375	-0.375	-0.625	-1.625	-3.375	
6.624	97.885	97.750			740 - 759	0.125	-0.125	-0.250	-0.500	-0.500	-0.875	-2.125	-4.000	
6.749	98.510	98.375			720 - 739	-0.125	-0.250	-0.375	-0.750	-0.750	-1.000	-2.125	-4.375	
6.874	99.135	99.000			700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.000	N/A	
6.999	99.760	99.625			680 - 699	-0.125	-0.500	-0.625	-1.000	-1.250	-2.125	N/A	N/A	
7.124	100.260	100.125			660 - 679	-0.750	-1.000	-1.375	-1.875	-2.500	-3.250	N/A	N/A	
7.249	100.635	100.500			640 - 659	-1.375	-1.375	-1.500	-2.250	-2.625	N/A	N/A	N/A	
7.374	101.010	100.875			760+	0.125	0.000	-0.125	-0.500	-0.500	-0.750	-1.750	-3.625	
7.499	101.260	101.125			740 - 759	0.000	-0.125	-0.250	-0.625	-0.625	-1.000	-2.375	-4.375	
7.624	101.510	101.375			720 - 739	-0.125	-0.125	-0.375	-0.750	-0.750	-1.125	-2.375	-4.625	
7.749	101.760	101.625		700 - 719	-0.125	-0.375	-0.500	-0.875	-1.250	-1.500	-3.250	N/A		
7.874	102.010	101.875		680 - 699	-0.375	-0.500	-0.500	-0.875	-1.500	-2.375	N/A	N/A		
7.999	102.260	102.125		660 - 679	-0.750	-1.000	-1.375	-1.875	-2.500	-3.500	N/A	N/A		
8.124	102.510	102.375		640 - 659	-1.250	-1.250	-1.500	-2.375	-3.250	N/A	N/A	N/A		
8.249	102.760	102.625												
8.374	103.010	102.875												
8.499	103.260	103.125												
8.624	103.510	103.375												
8.749	103.760	103.625												
8.874	104.010	103.875												
8.999	104.198	104.063												
9.124	104.385	104.250												
9.249	104.573	104.438												
9.374	104.729	104.594												
9.499	104.885	104.750												
9.624	105.041	104.906												
9.749	105.198	105.063												
9.874	105.354	105.219												
9.999	105.510	105.375												
10.124	105.666	105.531												
10.249	105.823	105.688												
10.374	105.979	105.844												
10.499	106.135	106.000												
10.624	106.291	106.156												
10.749	106.448	106.313												
10.874	106.604	106.469												
10.999	106.760	106.625												
11.124	106.916	106.781												
11.249	107.073	106.938												
Min Price		98.00		Other	Additional Price Adjustments									
Investor Loan Prepayment Penalty	Term	LLPA	Max Px		Price Adjustment - FICO x LTV									
6 mos/No PPP St.		-1.750	100.500		Products	12 Mos Income	<=55%	<=60%	65%	70%	75%	80%	85%	90%
12		-1.250	101.500		40 Yr Fixed Full Amor	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
24		-0.500	102.000		Interest-Only 30 YR	-0.875	-1.000	-1.125	-1.250	-1.375	-1.500	N/A	N/A	N/A
36		0.000	103.000		Interest-Only 40 YR	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A	N/A
48		0.250	103.000		< 125,000	-1.625	-1.750	-1.875	-2.000	-2.125	-2.250	N/A	N/A	N/A
60		0.500	103.000		< 150,000	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250	N/A	N/A
6 Mos interest PPP		-1.000	103.000		< 250,000	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.250	N/A
ARM Features					> 600,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
ARM	Margin: 4.50	Caps: 2/1/5	5.32	> 1,000,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-0.500	-0.500	
Index = SOFR 1M-Avg, Floor = Initial Rate				> 1,500,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-1.250	-1.250	
				> 2,000,000	0.000	0.000	0.000	0.000	-0.250	-0.750	-1.000	N/A	N/A	
				> 2,500,000	-0.125	-0.250	-0.250	-0.375	-0.500	-0.875	N/A	N/A	N/A	
				> 3,000,000	-1.250	-1.250	-1.375	-1.500	-2.000	N/A	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	N/A	
				> 4,000,000	-2.125	-2.250	-2.750	N/A	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	N/A	
				2-1 Buydown	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	N/A	N/A	N/A	
				Rate and Term	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625	-1.000	-1.000	
				Cash-Out	-0.25	-0.375	-0.500	-0.500	-1.000	-1.375	N/A	N/A	N/A	
				Delayed Fin.	-0.125	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	N/A	N/A	
				Debt consol	-0.250	-0.250	-0.250	-0.375	-0.500	-0.625	-1.000	N/A	N/A	
				Second Home	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	N/A	
				Investment	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.000	N/A	N/A	
				Condo	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A	
				NW Condo	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	N/A	N/A	
				Condotel	-3.625	-3.625	-3.625	-3.625	-3.875	N/A	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	N/A	
				Foreign NOO	-3.000	-3.000	-3.250	-3.500	-3.750	N/A	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	N/A	
				Escrow Waiver	-0.250	-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	N/A	
				3-4 Units	-1.000	-1.000	-1.000	-1.000	-1.125	-1.250	-1.250	N/A	N/A	
				Property State NY/GA	-0.250	-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	-0.250	
				PNL Only	FICO>=680	-1.500	-1.500	-1.500	-1.500	-1.750	-1.750	N/A	N/A	

NQM FUNDING							
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							
Mortgage Clause							
NQM FUNDING, LLC ISAOA							
4800 N FEDERAL HWY							
BLDG E Suite 200							
Boca Raton Florida 33483							
Other Price Adjustments							
BK/SS/NOD/DIL <24 > 12	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <36 > 24	-0.625	-0.625	N/A	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL < 48 > 36	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
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	04/10/2024 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	Single Property	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	-0.875	-1.625	-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	
8.374	NA	103.313	STR	Foreign National > = 1.0	-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A		
8.499	NA	103.563		>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A		
8.624	NA	103.813	Other LLPAs										
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			
Min Price:		98.00	Max (Mixed Use/5-10 Unit)	2 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.250		
PPP Months		LLPA		Max Price	3-4 Unit	-1.250	-1.250	-1.500	-1.500	-1.500	-1.625	-2.500	
0 (state Law Only)		-3.000		101.50	Mixed Use	-3.625	-3.625	-3.750	-4.000	-4.500	-4.750	N/A	
6 Mos PPP		-1.750		101.50	5-10 Unit	-4.000	-4.000	-4.125	-4.375	-4.500	-4.750	N/A	
12		-0.625		102.00	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	
24		-0.250		102.75	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	
36		0.000		103.00	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
48		0.375		103.50	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
60		0.750		104.00	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
Soft PPP* (N/A on <36 Mo PPP)		103.50		103.00	Notes								
36 Mo		48 Mo	60 Mo	Price Foreign National with 700 score				ARM		Margin: 6.50		Caps: 2/1/5	SOFR
-0.500		-0.375	-0.250	* 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

FEEES
 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, 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 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	04/10/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	96.125
8.875	96.500
9.000	96.875
9.125	97.250
9.250	97.625
9.375	97.875
9.500	98.125
9.625	98.375
9.750	98.625
9.875	98.875
10.000	99.125
10.125	99.375
10.250	99.625
10.375	99.875
10.500	100.125
10.625	100.375
10.750	100.625
10.875	100.875
11.000	101.125
11.125	101.375
11.250	101.625
11.375	101.875
11.500	102.125
11.625	102.375
11.750	102.625
11.875	102.875
12.000	103.125
12.125	103.375
12.250	103.625
12.375	103.875
12.500	104.125
12.625	104.375
12.750	104.625
12.875	104.875
13.000	105.125
13.125	105.375
13.250	105.625
13.375	105.875
13.500	106.125
13.625	106.375
13.750	106.625
13.875	106.875
14.000	107.125
14.125	107.375
14.250	107.625
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% 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	