


Delegated			
DATE	04/15/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	97.750	97.500	97.250
6.625	98.375	98.125	97.875
6.750	99.000	98.750	98.500
6.875	99.625	99.375	99.125
7.000	100.125	99.875	99.625
7.125	100.625	100.375	100.125
7.250	101.125	100.875	100.625
7.375	101.625	101.375	101.125
7.500	102.000	101.750	101.500
7.625	102.375	102.125	101.875
7.750	102.750	102.500	102.250
7.875	103.125	102.875	102.625
8.000	103.500	103.250	103.000
8.125	103.875	103.625	103.375
8.250	104.250	104.000	103.750
8.375	104.625	104.375	104.125
8.500	105.000	104.750	104.500
8.625	105.375	105.125	104.875
8.750	105.750	105.500	105.250
8.875	106.125	105.875	105.625
9.000	106.500	106.250	106.000
9.125	106.875	106.625	106.375
9.250	107.250	107.000	106.750
9.375	107.625	107.375	107.125
9.500	108.000	107.750	107.500
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 50%			

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	(0.125)	(0.125)	(0.250)	(0.375)	(0.750)	(1.000)	(1.375)	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


NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET



Delegated		NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET											NQM FUNDING												
Date	04/15/2024 A										Credit Score LLPA's														
30 Day Pricing			Investor DSCR											4800 N Federal HWY Building E Suite 200 Phone Number: Boca Raton, Florida 33483 Lock Desk Hours: 9:30am - 7PM EST NMLS# 75597											
Rate	5/6 ARM	FIX30/FIX15	760+	740 - 759	720 - 739	700 - 719 (No Score FN)	680 - 699	660 - 679	640 - 659	620 - 639	600-619	<=50%	55%	60%	65%	70%	75%	80%	85%	Fees Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150 CDA: \$150 (if SSR is greater than 2.5% only)					
6.499	NA	97.188	0.000	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	State Licensing All States except HI						
6.624	NA	97.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.125	-0.500	-1.375	-2.625	Mortgage Clause NQM FUNDING, LLC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483 Boca Raton Florida 33483						
6.749	NA	98.438	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Lock Period (Max Lock Period 45 Days)						
6.874	NA	99.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	15 Days 0.0625 30 Days 0.000 45 Days -0.375						
6.999	NA	99.688	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Other LLPA's						
7.124	NA	100.188	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Product						
7.249	NA	100.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Interest-Only						
7.374	NA	100.938	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Extension						
7.499	NA	101.188	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	7 Days -0.250						
7.624	NA	101.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	15 Days -0.375						
7.749	NA	101.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Re-Lock -0.250						
7.874	NA	102.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Maximum Rate Lock Term 45 Days						
7.999	NA	102.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Product						
8.124	NA	102.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	30Y Fixed						
8.249	NA	102.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	30Y Fixed IO						
8.374	NA	103.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	5/6 ARM						
8.499	NA	103.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	5/6 ARM IO						
8.624	NA	103.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	40Y Fixed IO						
8.749	NA	103.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Prepayment Penalties						
8.874	NA	104.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	5% (unless otherwise restricted by state law) See matrix for details						
8.999	NA	104.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	AK, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$301,202. CO 5%						
9.124	NA	104.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	MD max 2% for 36 mos. MI 1% 36 mos. OH 5%						
9.249	NA	104.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	MS declining only 5/4/3/2/1, RI 2%, WI 5%						
9.374	NA	105.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Rates						
9.499	NA	105.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Buydown floor = 7.249%						
9.624	NA	105.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Min rate after adjustments is 7.249%, except Mixed Use/Foreign Nat/5-10 Unit Min is 8.499%						
9.749	NA	105.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay						
9.874	NA	106.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Other Notes						
9.999	NA	106.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	BPO Required for Mixed Use and 5-10 Units						
10.124	NA	106.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	2nd Appraisal maybe required for Flip Transactions						
10.249	NA	106.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use						
10.374	NA	107.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	** 40yr fixed available Mixed use or 5-10 units only						
10.499	NA	107.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	No Ratio Not available on > 4 Units, Mixed Use, FN, or 5-10 Units						
10.624	NA	107.563	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Minimum 1 DSCR for 5-10 Units or Mixed USE						
10.749	NA	107.813	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%						
10.874	NA	108.063	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Notes						
10.999	NA	108.313	0.000	0.000	0.000	-0.500	-0.750	-1.125	-1.500	-1.875	-2.250	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	ARM Margin: 6.50 Caps: 2/1/5 SOFR 5.33						
Min Price:	98.00	Max (Mixed Use/5-10 Unit)	Price Foreign National with 700 score											Index = SOFR 1M-Avg, Floor = Initial Rate											
PPP Months	LLPA	Max Price	* Soft PPP = 6 mos Interest or Declining PPP																						
0 (state Law Only)	-3.000	101.50																							
6 Mos PPP	-1.750	101.50																							
12	-0.625	102.00																							
24	-0.250	102.75																							
36	0.000	103.50																							
48	0.375	103.50																							
60	0.750	104.00																							
Soft PPP* (N/A on <36 Mo PPP)		103.50																							
36 Mo	48 Mo	60 Mo																							
-0.500	-0.375	-0.250																							

Delegated	
DATE	04/15/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	95.875
8.875	96.250
9.000	96.625
9.125	97.000
9.250	97.375
9.375	97.625
9.500	97.875
9.625	98.125
9.750	98.375
9.875	98.625
10.000	98.875
10.125	99.125
10.250	99.375
10.375	99.625
10.500	99.875
10.625	100.125
10.750	100.375
10.875	100.625
11.000	100.875
11.125	101.125
11.250	101.375
11.375	101.625
11.500	101.875
11.625	102.125
11.750	102.375
11.875	102.625
12.000	102.875
12.125	103.125
12.250	103.375
12.375	103.625
12.500	103.875
12.625	104.125
12.750	104.375
12.875	104.625
13.000	104.875
13.125	105.125
13.250	105.375
13.375	105.625
13.500	105.875
13.625	106.125
13.750	106.375
13.875	106.625
14.000	106.875
14.125	107.125
14.250	107.375
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 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	