


Delegated			
DATE	04/16/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	97.500	97.250	97.000
6.625	98.125	97.875	97.625
6.750	98.750	98.500	98.250
6.875	99.375	99.125	98.875
7.000	99.875	99.625	99.375
7.125	100.375	100.125	99.875
7.250	100.875	100.625	100.375
7.375	101.375	101.125	100.875
7.500	101.750	101.500	101.250
7.625	102.125	101.875	101.625
7.750	102.500	102.250	102.000
7.875	102.875	102.625	102.375
8.000	103.250	103.000	102.750
8.125	103.625	103.375	103.125
8.250	104.000	103.750	103.500
8.375	104.375	104.125	103.875
8.500	104.750	104.500	104.250
8.625	105.125	104.875	104.625
8.750	105.500	105.250	105.000
8.875	105.875	105.625	105.375
9.000	106.250	106.000	105.750
9.125	106.625	106.375	106.125
9.250	107.000	106.750	106.500
9.375	107.375	107.125	106.875
9.500	107.750	107.500	107.250
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 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	
	
<b>4800 N Federal HWY Building E</b> <b>Suite 200</b> <b>Boca Raton Florida 33483</b> <b>Phone Number:</b> <b>Lock Desk Hours: 9:30 AM - 7 PM EST</b> <b>NMLS# 75597</b>	
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	
<b>NQM Funding, LLC ISAOA</b> <b>4800 N FEDERAL HWY BLDG E Suite 200</b> <b>Boca Raton Florida 33483</b>	

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	04/16/2024 A		
30 Day Pricing			
Coupon	5/6 ARM	FIX30/FIX15	
6.499	96.760	96.625	
6.624	97.385	97.250	
6.749	98.010	97.875	
6.874	98.635	98.500	
6.999	99.260	99.125	
7.124	99.760	99.625	
7.249	100.135	100.000	
7.374	100.510	100.375	
7.499	100.760	100.625	
7.624	101.010	100.875	
7.749	101.260	101.125	
7.874	101.510	101.375	
7.999	101.760	101.625	
8.124	102.010	101.875	
8.249	102.260	102.125	
8.374	102.510	102.375	
8.499	102.760	102.625	
8.624	103.010	102.875	
8.749	103.260	103.125	
8.874	103.510	103.375	
8.999	103.698	103.563	
9.124	103.885	103.750	
9.249	104.073	103.938	
9.374	104.229	104.094	
9.499	104.385	104.250	
9.624	104.541	104.406	
9.749	104.698	104.563	
9.874	104.854	104.719	
9.999	105.010	104.875	
10.124	105.166	105.031	
10.249	105.323	105.188	
10.374	105.479	105.344	
10.499	105.635	105.500	
10.624	105.791	105.656	
10.749	105.948	105.813	
10.874	106.104	105.969	
10.999	106.260	106.125	
11.124	106.416	106.281	
11.249	106.573	106.438	

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+		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	Interest-Only 30 YR		0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
	Interest-Only 40 YR		-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A
	< 125,000		-0.750	-0.750	-0.750	-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		0.125	0.125	0.125	0.000	-0.250	-0.250	-0.250	-1.500	
> 2,000,000		-0.125	-0.125	-0.125	-0.250	-0.500	-1.000	-1.250	N/A	
> 2,500,000		-0.250	-0.375	-0.375	-0.625	-0.750	-1.125	N/A	N/A	
> 3,000,000		-1.375	-1.375	-1.500	-1.750	-2.250	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	
> 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	-3.500	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 @ Max 75%, >=700 @ Max 80%		-1.500	-1.500	-1.500	-1.500	-1.750	-1.750	N/A	N/A

Min Price				98.00
Investor Loan Prepayment Penalty	Term	LLPA	Max Px	
6 mos/No PPP St.		-1.750	100.500	
12		-1.250	101.500	
24		-0.500	102.000	
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	5.33	
Index = SOFR 1M-Avg, Floor = Initial Rate				

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							
	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <24 > 12	-0.625	-0.625	N/A	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL <36 > 24	-0.375	-0.375	-0.375	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


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	04/16/2024 A										Credit Score LLPA's													
30 Day Pricing			Investor DSCR											Fees										
Rate	5/6 ARM	FIX30/FIX15	Single Property											4800 N Federal HWY Building E Suite 200 Phone Number: Boca Raton, Florida 33483 Lock Desk Hours: 9:30am - 7PM EST NMLS# 75597										
6.499	NA	96.938	760+	<=50%	55%	60%	65%	70%	75%	80%	85%	Fees												
6.624	NA	97.563	740 - 759	0.000	0.000	0.000	0.000	-0.375	-1.250	-2.125	-4.125	Purchase Fee: \$595, Tax Service Fee: \$100, MERS Fee: \$150 CDA: \$150 (if SSR is greater than 2.5% only)												
6.749	NA	98.188	720 - 739	0.000	0.000	0.000	-0.250	-0.625	-1.500	-2.750	-4.625	State Licensing												
6.874	NA	98.813	700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	N/A	All States except HI												
6.999	NA	99.438	680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A	N/A	Mortgage Clause												
7.124	NA	99.938	660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	N/A	NQM FUNDING, LLC ISAOA												
7.249	NA	100.313	640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	N/A	4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483 Boca Raton Florida 33483												
7.374	NA	100.688	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Lock Period (Max Lock Period 45 Days)												
7.499	NA	100.938	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15 Days 0.0625												
7.624	NA	101.313	DSCR Price Adjustors											30 Days 0.000										
7.749	NA	101.563	No Ratio <.75	-3.125	-3.375	-3.500	-3.750	-4.000	-4.250	N/A	N/A	45 Days -0.375												
7.874	NA	101.813	<1.00x >.75	-1.875	-2.000	-2.125	-2.125	-2.250	-2.375	N/A	N/A	Extension												
7.999	NA	102.063	>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	0.000	7 Days -0.250												
8.124	NA	102.313	Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15 Days -0.375												
8.249	NA	102.563	Foreign National > = 1.0	-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A	N/A	Re-Lock -0.250												
8.374	NA	102.813	STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	N/A	Maximum Rate Lock Term 45 Days											
8.499	NA	103.063	Other LLPAs											Product										
8.624	NA	103.313	Product	Interest-Only	-0.625	-0.625	-0.750	-0.750	-1.000	-1.125	-1.625	N/A	30Y Fixed											
8.749	NA	103.563	Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	7 Days -0.250												
8.874	NA	103.813	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A	15 Days -0.375												
8.999	NA	104.063	< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.875	Re-Lock -0.250												
9.124	NA	104.313	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500	Maximum Rate Lock Term 45 Days												
9.249	NA	104.563	> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A	Product												
9.374	NA	104.813	> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A	30Y Fixed IO												
9.499	NA	105.063	> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A	IO Mos												
9.624	NA	105.313	> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	N/A	Amortization												
9.749	NA	105.563	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	N/A	Term												
9.874	NA	105.813	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	N/A	Caps												
9.999	NA	106.063	2-1 Buydown (Min 680 & Min .75 DSCR)	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	N/A	Margin												
10.124	NA	106.313	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	N/A	Prepayment Penalties												
10.249	NA	106.563	Purchase (Max 85% / Rate & Term (Max 80%))	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	5% (unless otherwise restricted by state law) See matrix for details												
10.374	NA	106.813	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A	AK, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$301,202. CO 5%												
10.499	NA	107.063	Condotel (Min .75 DSCR)	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A	N/A	MD max 2% for 36 mos. MI 1% 36 mos. OH 5%												
10.624	NA	107.313	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	N/A	MS declining only 5/4/3/2/1, RI 2%, WI 5%												
10.749	NA	107.563	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500	Rates												
10.874	NA	107.813	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	Buydown floor = 7.249%												
10.999	NA	108.063	2 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.125	-2.250	-2.375	Min rate after adjustments is 7.249%, except Mixed Use/Foreign Nat/5-10 Unit Min is 8.499%												
Min Price: 98.00		Max (Mixed Use/5-10 Unit)		-1.250	-1.250	-1.500	-1.500	-1.500	-1.625	-2.500	-2.625	Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay												
PPP Months	LLPA	Max Price	Other Notes																					
0 (state Law Only)	-3.000	101.50	101.50	BPO Required for Mixed Use and 5-10 Units																				
6 Mos PPP	-1.750	101.50	101.50	2nd Appraisal maybe required for Flip Transactions																				
12	-0.625	102.00	102.00	* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use																				
24	-0.250	102.75	102.75	** 40yr fixed available Mixed use or 5-10 units only																				
36	0.000	103.50	103.00	No Ratio Not available on > 4 Units, Mixed Use, FN, or 5-10 Units																				
48	0.375	103.50	103.00	Minimum 1 DSCR for 5-10 Units or Mixed USE																				
60	0.750	104.00	103.00	Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%																				
Soft PPP* (N/A on <36 Mo PPP)		103.50	103.00	Notes																				
36 Mo	48 Mo	60 Mo	ARM Features																					
-0.500	-0.375	-0.250	Price Foreign National with 700 score	ARM	Margin: 6.50	Caps: 2/1/5	SOFR	5.33																
			* Soft PPP = 6 mos Interest or Declining PPP	Index = SOFR 1M-Avg, Floor = Initial Rate																				

Delegated	
DATE	04/16/2024 A
30 Day Pricing	
Coupon	FIX30
8.750	95.625
8.875	96.000
9.000	96.375
9.125	96.750
9.250	97.125
9.375	97.375
9.500	97.625
9.625	97.875
9.750	98.125
9.875	98.375
10.000	98.625
10.125	98.875
10.250	99.125
10.375	99.375
10.500	99.625
10.625	99.875
10.750	100.125
10.875	100.375
11.000	100.625
11.125	100.875
11.250	101.125
11.375	101.375
11.500	101.625
11.625	101.875
11.750	102.125
11.875	102.375
12.000	102.625
12.125	102.875
12.250	103.125
12.375	103.375
12.500	103.625
12.625	103.875
12.750	104.125
12.875	104.375
13.000	104.625
13.125	104.875
13.250	105.125
13.375	105.375
13.500	105.625
13.625	105.875
13.750	106.125
13.875	106.375
14.000	106.625
14.125	106.875
14.250	107.125
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 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	