


Delegated			
DATE	11/6/2023		
Rate	15 Day	30 Day	45 Day
7.625	99.500	99.375	99.250
7.750	99.875	99.750	99.625
7.875	100.250	100.125	100.000
8.000	100.625	100.500	100.375
8.125	101.000	100.875	100.750
8.250	101.375	101.250	101.125
8.375	101.750	101.625	101.500
8.500	102.125	102.000	101.875
8.625	102.500	102.375	102.250
8.750	102.875	102.750	102.625
8.875	103.250	103.125	103.000
9.000	103.625	103.500	103.375
9.125	104.000	103.875	103.750
9.250	104.375	104.250	104.125
9.375	104.750	104.625	104.500
9.500	105.125	105.000	104.875
9.625	105.500	105.375	105.250
9.750	105.875	105.750	105.625
9.875	106.250	106.125	106.000
10.000	106.625	106.500	106.375
10.125	107.000	106.875	106.750
10.250	107.375	107.250	107.125
10.375	107.750	107.625	107.500
10.500	108.125	108.000	107.875
10.625	108.500	108.375	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%			
Other Notes			


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	0.625	0.625	0.625	0.500	0.250	(0.500)	(0.875)	N/A	N/A	
760 - 779	0.625	0.625	0.625	0.500	0.250	(0.500)	(0.875)	N/A	N/A	
740 - 759	0.500	0.500	0.375	0.250	(0.375)	(0.875)	(1.125)	N/A	N/A	
720 - 739	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(1.250)	(2.000)	N/A	N/A	
700 - 719	(0.500)	(0.500)	(0.500)	(0.625)	(1.250)	(2.000)	(3.250)	N/A	N/A	
680 - 699	(1.000)	(1.000)	(1.000)	(1.125)	(2.000)	(3.375)	N/A	N/A	N/A	
LTV/FICO LLPA's: Applicable for bank statements (12/24 months)										
>= 780	0.625	0.625	0.625	0.500	0.250	(0.500)	(0.875)	N/A	N/A	
760 - 779	0.625	0.625	0.625	0.500	0.250	(0.500)	(0.875)	N/A	N/A	
740 - 759	0.500	0.500	0.375	0.250	(0.375)	(0.875)	(1.125)	N/A	N/A	
720 - 739	(0.250)	(0.250)	(0.250)	(0.250)	(0.625)	(1.375)	(2.000)	N/A	N/A	
700 - 719	(0.500)	(0.500)	(0.500)	(0.625)	(1.250)	(2.000)	(3.250)	N/A	N/A	
680 - 699	(1.000)	(1.000)	(1.000)	(1.125)	(2.000)	(3.375)	N/A	N/A	N/A	
Loan Amount Adjusters										
>\$150,000 - \$199,999	(0.500)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)	(1.000)	N/A	N/A	
≥\$200,000 - \$749,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
≥\$750,000 - \$1,499,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
≥\$1,500,000 - \$2,999,999	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)	(1.375)	(2.500)	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	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)	(1.250)	N/A	N/A	N/A	
2-4 Unit	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	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	
** Not applicable for detached condominiums or site condominiums					Rural Properties not allowed					
					Declining markets reduce LTV 5%					
					**** Not available on HPML Loans					

Lender Compensation	
Maximum Premium	102.00
Rate Buy Down	
Buydown floor = 7.625	
Min rate after adjustments is 7.625	
Min buy Price 98.00	
Maximum Rate 10.00	
PRICE ADJUSTMENTS	
Lock Period	
15 Days	0.125
30 Days	0.000
45 Days	-0.125
Extensions	
7 Days (Min)	-0.125
15 Days	-0.250
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	
Admin Fee : \$795, Reliance Letter \$295 \$ Mers Fee \$100	
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>	

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	11/6/2023											
30 Day Pricing			Credit Score LLPA's									
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR	<=50%	55%	60%	65%	70%	75%	80%		
6.999	98.008	97.808	760+	1.375	1.250	1.125	0.750	0.250	-0.625	-1.500		
7.124	98.383	98.183	740 - 759	1.250	1.125	1.000	0.625	0.125	-0.750	-1.875		
7.249	98.758	98.558	720 - 739	1.125	1.000	0.875	0.375	-0.125	-0.875	-2.000		
7.374	99.071	98.871	700 - 719 (No Score FN)	0.750	0.500	0.250	-0.250	-0.875	-2.375	N/A		
7.499	99.383	99.183	680 - 699	0.500	0.250	0.125	-1.125	-2.125	-2.500	N/A		
7.624	99.696	99.496	660 - 679	0.375	0.000	-0.375	-1.625	-2.625	N/A	N/A		
7.749	100.008	99.808	640 - 659	-1.750	-2.125	-2.750	-3.625	N/A	N/A	N/A		
7.874	100.290	100.090	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.999	100.571	100.371	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.124	100.852	100.652		<=50%	55%	60%	65%	70%	75%	80%		
8.249	101.133	100.933		DSCR Price Adjustors								
8.374	101.415	101.215		No Ratio <.75	-2.875	-3.125	-3.250	-3.500	N/A	N/A		
8.499	101.696	101.496		<1.00x >.75	-2.000	-2.125	-2.250	-2.375	-2.500	N/A		
8.624	101.977	101.777		>1.24 (AirDNA or MU/5-10 Units doesn't apply)	0.500	0.500	0.500	0.625	0.625	0.625		
8.749	102.227	102.027		Foreign National >=.75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A		
8.874	102.477	102.277		Foreign National >= 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A		
8.999	102.727	102.527		AirDNA >1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.625	N/A		
9.124	102.977	102.777		Other LLPA's								
9.249	103.227	103.027		Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
9.374	103.477	103.277		Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
9.499	103.727	103.527			< 150,000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.624	103.977	103.777			< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
9.749	104.227	104.027			> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
9.874	104.477	104.277			> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
9.999	104.727	104.527			> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
10.124	104.977	104.777			> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
10.249	105.227	105.027		> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A	
10.374	105.477	105.277		Other	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.000	N/A
10.499	105.727	105.527			Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A
10.624	105.977	105.777			2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	
10.749	106.227	106.027			40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
10.874	106.477	106.277			Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125
10.999	106.727	106.527			Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750
11.124	106.977	106.777			Candotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A
11.249	107.227	107.027			Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875
11.374	107.477	107.277			Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
11.499	107.727	107.527			Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	Min Price:	98.00			2-4 Unit	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875	-1.125
	PPP Months	LLPA	Max Price		Mixed Use	-1.125	-1.125	-1.250	-2.500	-3.000	-3.250	N/A
	0 (state Law Only)	-1.500	101.000		5-10 Unit	-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	N/A
	6 Mos PPP	-1.250	101.000	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	
	12	-1.000	101.500	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	
	24	-0.625	102.250	BK/SS/NOD/DI < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
	36	0.000	103.000	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
	48	0.375	103.000	Notes								
	60	0.750	103.000	Price Foreign National with 700 score	ARM					Margin: 6.50	Caps: 2/1/5	SOFR
	Soft PPP*	-0.250	103.00	* Soft PPP = 6 mos Interest or Declining PPP	Index = SOFR 1M-Avg, Floor = Initial Rate							



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4800 N Federal HWY Building E Suite 200  
 Phone Number:  
 Boca Raton, Florida 33483  
 Lock Desk Hours: 9:30am - 7PM EST  
 NMLS# 75597

**FEES**

795 1st Lien only, 1295 Combo 1st and 2nd, 795 2nd Lien only  
 CDA: \$150 (if SSR is greater than 2.5% only)

**State Licensing**  
 All States except HI

**Mortgagee Clause**  
 NP INC 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	-0.150

**Extension**

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%  
 IL: Cook County permitted when rate < 6%, loan amount > \$250,000. All other counties < 6%  
 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 = 7.999  
 Min rate after adjustments is 7.999  
 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	11/6/2023
30 Day Pricing	
Coupon	FIX30
8.750	97.375
8.875	97.750
9.000	98.125
9.125	98.500
9.250	98.875
9.375	99.125
9.500	99.375
9.625	99.625
9.750	99.875
9.875	100.125
10.000	100.375
10.125	100.625
10.250	100.875
10.375	101.125
10.500	101.375
10.625	101.625
10.750	101.875
10.875	102.125
11.000	102.375
11.125	102.625
11.250	102.875
11.375	103.125
11.500	103.375
11.625	103.625
11.750	103.875
11.875	104.125
12.000	104.375
12.125	104.625
12.250	104.875
12.375	105.125
12.500	105.375
12.625	105.625
12.750	105.875
12.875	106.125
13.000	106.375
<b>Min Price</b>	<b>98.000</b>
<b>Max Price</b>	<b>101.00</b>

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% from O/O)	-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 LPA 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 if Combo	
\$795 1st Lien only, 1295 Combo 1st and 2nd, \$795 2nd Lien only	
Fees if Stand Alone 2nd	
\$795 2nd Lien only 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 Requirements	
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	
NP INC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	