


Delegated			
DATE	11/17/2023C		
Rate	15 Day	30 Day	45 Day
7.375	99.500	99.375	99.250
7.500	99.875	99.750	99.625
7.625	100.250	100.125	100.000
7.750	100.625	100.500	100.375
7.875	101.000	100.875	100.750
8.000	101.375	101.250	101.125
8.125	101.750	101.625	101.500
8.250	102.125	102.000	101.875
8.375	102.500	102.375	102.250
8.500	102.875	102.750	102.625
8.625	103.250	103.125	103.000
8.750	103.625	103.500	103.375
8.875	104.000	103.875	103.750
9.000	104.375	104.250	104.125
9.125	104.750	104.625	104.500
9.250	105.125	105.000	104.875
9.375	105.500	105.375	105.250
9.500	105.875	105.750	105.625
9.625	106.250	106.125	106.000
9.750	106.625	106.500	106.375
9.875	107.000	106.875	106.750
10.000	107.375	107.250	107.125
10.125	107.750	107.625	107.500
10.250	108.125	108.000	107.875
10.375	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	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
760 - 779	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
740 - 759	1.000	1.000	0.875	0.750	0.125	(0.375)	(0.625)	N/A	N/A	
720 - 739	0.250	0.250	0.250	0.250	0.000	(0.750)	(1.500)	N/A	N/A	
700 - 719	0.000	0.000	0.000	(0.125)	(0.750)	(1.500)	(2.750)	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	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
760 - 779	1.125	1.125	1.125	1.000	0.750	0.000	(0.375)	N/A	N/A	
740 - 759	1.000	1.000	0.875	0.750	0.125	(0.375)	(0.625)	N/A	N/A	
720 - 739	0.250	0.250	0.250	0.250	(0.125)	(0.875)	(1.500)	N/A	N/A	
700 - 719	0.000	0.000	0.000	(0.125)	(0.750)	(1.500)	(2.750)	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 = 7.375	
Min rate after adjustments is 7.375	
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



DATE 11/17/2023C Full Doc & Alt Doc


30 Day Pricing			Price Adjustment - FICO x LTV								
Coupon	5/6 ARM	FIX30/FIX15	FICO/LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%
7.124%	97.760	97.625	760+	-0.875	0.625	0.5	0.250	0.125	0.125	-1.250	-2.750
7.249%	98.135	98.000	740 - 759	-0.750	-0.500	-0.375	-0.125	0.000	-0.125	-1.750	-3.375
7.374%	98.448	98.313	720 - 739	0.5	0.375	0.250	-0.125	-0.125	-0.250	-1.375	N/A
7.499%	98.750	98.625	700 - 719	0.375	0.250	0.250	-0.250	-0.500	-0.875	-2.875	N/A
7.624%	99.010	98.875	680 - 699	0.250	0.125	0.125	-0.375	-0.750	-1.625	N/A	N/A
7.749%	99.260	99.125	660 - 679	-0.375	-0.625	-1.000	-1.500	-2.375	-3.375	N/A	N/A
7.874%	99.510	99.375	640 - 659	-1.000	-1.000	-1.250	-2.000	-2.625	N/A	N/A	N/A
7.999%	99.760	99.625	760+	0.625	0.5	0.375	0.250	0.125	0.000	-1.375	-3.000
8.124%	100.010	99.875	740 - 759	0.500	0.375	0.250	0.125	0.000	-0.250	-2.000	-3.750
8.249%	100.260	100.125	720 - 739	0.375	0.250	0.125	-0.125	-0.250	-0.500	-2.250	N/A
8.374%	100.444	100.375	700 - 719	0.250	0.250	0.125	-0.250	-0.375	-1.125	-3.250	N/A
8.499%	100.664	100.625	680 - 699	0.250	0.125	0.000	-0.375	-1.000	-2.125	N/A	N/A
8.624%	100.914	100.875	660 - 679	-0.375	-0.625	-1.000	-1.500	-2.625	-3.875	N/A	N/A
8.749%	101.164	101.125	640 - 659	-1.000	-1.000	-1.250	-2.125	-3.250	N/A	N/A	N/A
8.874%	101.414	101.375									
8.999%	101.664	101.625									
9.124%	101.852	101.813									
9.249%	102.039	102.000									
9.374%	102.227	102.188									
9.499%	102.383	102.344									
9.624%	102.539	102.500									
9.749%	102.695	102.656									
9.874%	102.852	102.813									
9.999%	103.008	102.969									
10.124%	103.164	103.125									
10.249%	103.320	103.281									
10.374%	103.477	103.438									
10.499%	103.633	103.594									
10.624%	103.789	103.750									
10.749%	103.945	103.906									
10.874%	104.101	104.063									
10.999%	104.256	104.219									
11.124%	104.412	104.375									
11.249%	104.568	104.531									
11.374%	104.724	104.687									
11.499%	104.880	104.843									
11.624%	105.038	104.999									
11.749%	105.194	105.155									
11.874%	105.350	105.311									
<b>Max / Min Price</b>			<b>102.000</b>	<b>98.00</b>							
<b>Term</b>			<b>LLPA</b>	<b>Max Px</b>							
Investor Loan Prepayment	6 mos/No PPP St.	-1.250	100.000								
Penalty Price	12	-0.750	101.000								
Adjustment	24	-0.500	101.500								
(5% on 80% of unpaid principal balance)	36	0.000	102.500								
	48	0.250	102.500								
	60	0.500	102.500								
	6 Mos Interest PPP	-0.250	102.500								
<b>ARM Features</b>			<b>SOPR</b>								
ARM	Margin: 4.50	Caps: 2/1/5	5.3244								
Index = SOFR 1M-Avg, Floor = Initial Rate											

Documentation		FICO/LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%	
Full Doc	760+		-0.875	0.625	0.5	0.250	0.125	0.125	-1.250	-2.750	
	740 - 759		-0.750	-0.500	-0.375	-0.125	0.000	-0.125	-1.750	-3.375	
	720 - 739		0.5	0.375	0.250	-0.125	-0.125	-0.250	-1.375	N/A	
	700 - 719		0.375	0.250	0.250	-0.250	-0.500	-0.875	-2.875	N/A	
	680 - 699		0.250	0.125	0.125	-0.375	-0.750	-1.625	N/A	N/A	
	660 - 679		-0.375	-0.625	-1.000	-1.500	-2.375	-3.375	N/A	N/A	
	640 - 659		-1.000	-1.000	-1.250	-2.000	-2.625	N/A	N/A	N/A	
Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, or P&I Only	760+		0.625	0.5	0.375	0.250	0.125	0.000	-1.375	-3.000	
	740 - 759		0.500	0.375	0.250	0.125	0.000	-0.250	-2.000	-3.750	
	720 - 739		0.375	0.250	0.125	-0.125	-0.250	-0.500	-2.250	N/A	
	700 - 719		0.250	0.250	0.125	-0.250	-0.375	-1.125	-3.250	N/A	
	680 - 699		0.250	0.125	0.000	-0.375	-1.000	-2.125	N/A	N/A	
	660 - 679		-0.375	-0.625	-1.000	-1.500	-2.625	-3.875	N/A	N/A	
	640 - 659		-1.000	-1.000	-1.250	-2.125	-3.250	N/A	N/A	N/A	
If CLTV>LTV then use CLTV for eligibility and adjustments											
Additional Price Adjustments											
Products	12 Mos Income	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500	
	40 Yr Fixed Full Amor	-0.375	-0.500	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A	
	Interest-Only 30 YR	-0.625	-0.750	-0.875	-1.000	-1.125	-1.250	N/A	N/A	N/A	
	Interest-Only 40 YR	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A	N/A	
Loan Amount	< 125,000	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	-1.250	N/A	N/A	
	< 150,000	-0.500	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250	N/A	
	< 250,000	0.000	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	0.000	
	> 1,000,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-0.500	N/A	
	> 1,500,000	0.250	0.250	0.250	0.250	0.000	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	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	-0.250	-0.250	-0.375	-0.500	-1.000	N/A	N/A	N/A	N/A	
	> 3,500,000	-0.750	-0.875	-1.000	-1.250	N/A	N/A	N/A	N/A	N/A	
Super Jumbo Set Matrix For Details	> 4,000,000	-1.125	-1.250	-1.750	N/A	N/A	N/A	N/A	N/A	N/A	
	> 4,500,000 - 5,000,000	-1.750	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A	N/A	
	2-1 Buydown	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	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	N/A	
	Cash-Out	-0.25	-0.375	-0.500	-0.500	-0.750	-1.125	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	-0.375	-0.375	N/A	N/A	
	Investment	-0.125	-0.625	-0.750	-0.750	-1.000	-1.125	-2.250	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	-2.625	-2.625	-2.625	-2.625	-2.875	N/A	N/A	N/A	N/A		
Foreign 2nd HM	-1.250	-1.250	-1.500	-1.750	-2.000	N/A	N/A	N/A	N/A		
Foreign NOO	-1.500	-1.500	-1.750	-2.000	-2.250	N/A	N/A	N/A	N/A		
ITIN (Min. \$125k)	-1.875	-1.875	-1.875	-2.000	-2.250	-2.500	N/A	N/A	N/A		
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A		
2-4 Units	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	N/A	N/A		
DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	0.250	-0.250	N/A		
FICO > 700	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A		
FICO > 640	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	

Rate Buy Down		102.50					
Maximum Premium (>2.00 Requires PPP)							
Buydown Floor = 7.499							
Min rate after adjustments is 7.499 Min Rate for ITIN 8.499%							
Min Buy Price 98.00							
Maximum Rate 11.874							
Maximum LTV= Max CLTV							
<b>PRICE ADJUSTMENTS</b>							
<b>Lock Period</b>							
15 Days		0.063					
30 Days		0.000					
45 Days		-0.150					
<b>Extensions</b>							
7 Days (Min)		-0.250					
15 Days		-0.375					
Re-Lock		-0.250					
<b>Maximum Lock Period 45 Days</b>							
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 20C							
Boca Raton Florida 33483							
Phone Number: 561.886.0300							
Lock Desk Hours: 9:30 AM - 7 PM EST							
NMLS# 75597							
<b>FEES</b>							
\$795 1st Lien only, 1295 Combo 1st and 2nd, \$795 2nd Lien only							
CDA: \$150 (if SSR is greater than 2.5% only)							
<b>State Licensing</b>							
All States except HI							
<b>Mortgage Clause</b>							
NQM Funding, LLC ISAOA							
4800 N FEDERAL HWY							
BLDG E Suite 200							
Boca Raton Florida 33483							
<b>Other Price Adjustments</b>							
	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
<b>Covid Forbearance &lt; 6 Payments</b>							
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	N/A	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 Escrow Waiver 80% or less & NO HPML

Delegated			NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET									
Date	11/17/2023C											
30 Day Pricing			Credit Score LLPA's									
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%	
6.999	98.133	97.933	Single Property	760+	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500	
7.124	98.508	98.308		740 - 759	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875	
7.249	98.883	98.683		720 - 739	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000	
7.374	99.196	98.996		700 - 719 (No Score FN)	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A	
7.499	99.508	99.308		680 - 699	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A	
7.624	99.821	99.621		660 - 679	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A	
7.749	100.133	99.933		640 - 659	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A	
7.874	100.415	100.215		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7.999	100.696	100.496		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
8.124	100.977	100.777			<=50%	55%	60%	65%	70%	75%	80%	
8.249	101.258	101.058			DSCR Price Adjustors							
8.374	101.540	101.340		DSCR	No Ratio <.75	-3.000	-3.250	-3.375	-3.625	N/A	N/A	N/A
8.499	101.821	101.621			<1.00x >.75	-2.125	-2.250	-2.375	-2.375	-2.500	-2.625	N/A
8.624	102.102	101.902			>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
8.749	102.352	102.152	Foreign National >=.75 <1.0 (Fixed only)		-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A	
8.874	102.602	102.402	Foreign National >= 1.0		-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A	
8.999	102.852	102.652	AirDNA		>1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	N/A
9.124	103.102	102.902		Other LLPA's								
9.249	103.352	103.152	Loan Amount	Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
9.374	103.602	103.402		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	
9.499	103.852	103.652		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.624	104.102	103.902		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	
9.749	104.352	104.152		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	
9.874	104.602	104.402		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	
9.999	104.852	104.652		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	
10.124	105.102	104.902		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	
10.249	105.352	105.152		> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A	
10.374	105.602	105.402		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.000	N/A	
10.499	105.852	105.652	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A		
10.624	106.102	105.902	2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875		
10.749	106.352	106.152	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A		
10.874	106.602	106.402	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
10.999	106.852	106.652	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750		
11.124	107.102	106.902	Candotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A		
11.249	107.352	107.152	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875		
11.374	107.602	107.402	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500		
11.499	107.852	107.652	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	-2.125	-2.125	-2.250	-2.500	-3.000	-3.250	N/A		
0 (state Law Only)	-2.500	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 Features		SOFR		
Soft PPP*	-0.250	103.00	* Soft PPP = 6 mos Interest or Declining PPP	ARM		Margin: 6.50		Caps: 2/1/5		5.3244		
				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**

\$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**  
 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	-0.150

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%  
 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 = 7.499  
 Min rate after adjustments is 7.499  
 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	11/17/2023C
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	
NQM Funding, LLC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	