



Delegated			
DATE	11/21/2023		
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	
	
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	
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	
NQM Funding, LLC ISAOA 4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483	

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	11/21/2023											
30 Day Pricing			Credit Score LLPA's									
Rate	5/6 ARM	FIX30/FIX15	Investor DSCR		<=50%	55%	60%	65%	70%	75%	80%	
6.999	NA	97.933	760+	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500		
7.124	NA	98.308	740 - 759	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875		
7.249	NA	98.683	720 - 739	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000		
7.374	NA	98.996	700 - 719 (No Score FN)	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A		
7.499	NA	99.308	680 - 699	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A		
7.624	NA	99.621	660 - 679	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A		
7.749	NA	99.933	640 - 659	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A		
7.874	NA	100.215	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
7.999	NA	100.496	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.124	NA	100.777		<=50%	55%	60%	65%	70%	75%	80%		
8.249	NA	101.058		DSCR Price Adjustors								
8.374	NA	101.340		No Ratio <.75	-3.000	-3.250	-3.375	-3.625	N/A	N/A		
8.499	NA	101.621		<1.00x >.75	-2.125	-2.250	-2.375	-2.500	-2.625	N/A		
8.624	NA	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		
8.749	NA	102.152		Foreign National >=.75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A		
8.874	NA	102.402		Foreign National >= 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A		
8.999	NA	102.652		AirDNA >1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.625	N/A		
9.124	NA	102.902		Other LLPA's								
9.249	NA	103.152		Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
9.374	NA	103.402			< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	
9.499	NA	103.652			< 150,000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	
9.624	NA	103.902			< 250,000	0.125	0.125	0.125	0.125	-0.250	-0.625	
9.749	NA	104.152			> 1,000,000	0.000	0.000	0.000	0.000	0.000	-0.375	
9.874	NA	104.402			> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	
9.999	NA	104.652			> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	
10.124	NA	104.902			> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	
10.249	NA	105.152			> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	
10.374	NA	105.402			Cash-Out	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	
10.499	NA	105.652			Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	
10.624	NA	105.902			2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	
10.749	NA	106.152			40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	
10.874	NA	106.402			Purchase	0.125	0.125	0.125	0.125	0.125	0.125	
10.999	NA	106.652			Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	
11.124	NA	106.902			Condotel	-2.000	-2.000	-2.000	-2.250	N/A	N/A	
11.249	NA	107.152			Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	
11.374	NA	107.402			Exception	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	
11.499	NA	107.652			Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
					2-4 Unit	-0.500	-0.500	-0.750	-0.750	-0.750	-1.125	
					Mixed Use	-2.125	-2.125	-2.250	-2.500	-3.000	-3.250	
					5-10 Unit	-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	
					1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	
					BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	
					BK/SS/NOD/DI < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
					Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	
					Notes		ARM Features				SOFR	
					Price Foreign National with 700 score	ARM	Margin: 6.50	Caps: 2/1/5	5.3244			
					* 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

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 < 8%, loan amount > \$250,000. All other counties < 8%
 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	11/21/2023
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
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% 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	