Delegated				Flex Select Prime Rate Sheet	NQM FUNDING
DATE	11/29/2023B			Full Doc & Alt Doc	
30 Day Pricing				Price Adjustment - FICO x LTV	
Coupon	5/6 ARM	FIX30/FIX15			
7.124%	98.010	97.875			
7.249%	98.385	98.250			
7.374%	98.698	98.563			
7.499%	99.010	98.875			
7.624%	99.260	99.125			
7.749%	99.510	99.375			
7.874%	99.760	99.625			
7.999%	100.010	99.875			
8.124%	100.260	100.125			
8.249%	100.510	100.375			
8.374%	100.694	100.625			
8.499%	100.914	100.875			
8.624%	101.164	101.125			
8.749%	101.414	101.375			
8.874%	101.664	101.625			
8.999%	101.914	101.875			
9.124%	102.102	102.063			
9.249%	102.289	102.250			
9.374%	102.477	102.438			
9.499%	102.633	102.594			
9.624%	102.789	102.750			
9.749%	102.945	102.906			
9.874%	103.102	103.063			
9.999%	103.258	103.219			
10.124%	103.414	103.375			
10.249%	103.570	103.531			
10.374%	103.727	103.688			
10.499%	103.883	103.844			
10.624%	104.039	104.000			
10.749%	104.195	104.156			
10.874%	104.350	104.313			
10.999%	104.506	104.469			
11.124%	104.662	104.625			
11.249%	104.818	104.781			
11.374%	104.974	104.937			
11.499%	105.130	105.093			
11.624%	105.288	105.249			
11.749%	105.444	105.405			
11.874%	105.600	105.561			
Max / Min Price		102.000	98.00		
	Term	LLPA	Max Px		
Investor Loan Prepayment Penalty Price Adjustment (5% on 80% of unpaid principal balance)	6 mos/No PPP St.	-1.250	100.000		
	12	-0.750	101.000		
	24	-0.500	101.500		
	36	0.000	102.500		
	48	0.250	102.500		
	60	0.500	102.500		
	6 Mos interest PPP	-0.250	102.500		
ARM Features			SOFR		
ARM	Margin: 4.50	Caps: 2/1/5	5.331		
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	-1.875	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&L 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		<=55%	<=60%	65%	70%	75%	80%	85%	90%
Products	12 Mos Income	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
	Interest-Only 30 YR	-0.625	-0.750	-0.875	-1.000	-1.125	-1.250	N/A	N/A
	Interest-Only 40 YR	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A
Loan Amount	< 125,000	-0.750	-0.875	-0.875	-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	0.250	0.250	0.250	0.250	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
	> 2,500,000	-0.125	-0.250	-0.250	-0.375	-0.500	-0.875	N/A	N/A
	> 3,000,000	-0.250	-0.250	-0.375	-0.500	-1.000	N/A	N/A	N/A
Super Jumbo See Matrix For Details	> 3,500,000	-0.750	-0.875	-1.000	-1.250	N/A	N/A	N/A	N/A
	> 4,000,000	-1.125	-1.250	-1.750	N/A	N/A	N/A	N/A	N/A
	> 4,500,000 - 5,000,00	-1.750	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A
Other	2-1 Buydown	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	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	-0.750	-1.125	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	-0.375	-0.375	N/A
	Investment	-0.125	-0.625	-0.750	-0.750	-1.000	-1.125	-2.250	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	-2.625	-2.625	-2.625	-2.625	-2.875	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
	Foreign NOO	-1.500	-1.500	-1.750	-2.000	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
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	N/A
	DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
PNL Only	FICO>=700	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
PNL w/2mo BS	FICO>=640	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

*Price No score FN at 700 score **Full Doc and Alt Doc only Escrow Waiver 80% or less & NO HPML

Maximum Premium (>2.00 Requires PPP)	102.50

Rate Buy Down

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

PRICE ADJUSTMENTS

Lock Period	
15 Days	0.063
30 Days	0.000
45 Days	-0.150
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

$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

Other Price Adjustments

	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
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	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