


Delegated			
DATE	11/30/2023		
Rate	15 Day	30 Day	45 Day
7.375	99.750	99.625	99.500
7.500	100.125	100.000	99.875
7.625	100.500	100.375	100.250
7.750	100.875	100.750	100.625
7.875	101.250	101.125	101.000
8.000	101.625	101.500	101.375
8.125	102.000	101.875	101.750
8.250	102.375	102.250	102.125
8.375	102.750	102.625	102.500
8.500	103.125	103.000	102.875
8.625	103.500	103.375	103.250
8.750	103.875	103.750	103.625
8.875	104.250	104.125	104.000
9.000	104.625	104.500	104.375
9.125	105.000	104.875	104.750
9.250	105.375	105.250	105.125
9.375	105.750	105.625	105.500
9.500	106.125	106.000	105.875
9.625	106.500	106.375	106.250
9.750	106.875	106.750	106.625
9.875	107.250	107.125	107.000
10.000	107.625	107.500	107.375
10.125	108.000	107.875	107.750
10.250	108.375	108.250	108.125
10.375	108.750	108.625	108.500
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	11/30/2023		Credit Score LLPA's						
30 Day Pricing			Investor DSCR						
Rate	5/6 ARM	FIX30/FIX15	<=50%	55%	60%	65%	70%	75%	80%
6.999	NA	98.308	1.000	0.875	0.750	0.375	0.250	-0.625	-1.500
7.124	NA	99.058	0.875	0.750	0.625	0.250	0.125	-0.750	-1.875
7.249	NA	99.433	0.750	0.625	0.500	0.000	-0.125	-0.875	-2.000
7.374	NA	99.808	0.375	0.125	-0.125	-0.625	-0.875	-2.375	N/A
7.499	NA	100.121	-0.125	-0.375	-0.500	-1.750	-2.500	-2.875	N/A
7.624	NA	100.433	-0.250	-0.625	-1.000	-2.250	-3.125	N/A	N/A
7.749	NA	100.746	-2.250	-2.625	-3.250	-4.125	N/A	N/A	N/A
7.874	NA	100.933	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7.999	NA	101.215	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8.124	NA	101.371	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8.249	NA	101.652	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8.374	NA	101.933	-3.000	-3.250	-3.375	-3.625	N/A	N/A	N/A
8.499	NA	102.215	-2.125	-2.250	-2.375	-2.375	-2.500	-2.625	N/A
8.624	NA	102.371	0.500	0.500	0.500	0.625	0.625	0.625	0.625
8.749	NA	102.652	-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A
8.874	NA	102.902	-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A
8.999	NA	103.152	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	N/A
9.124	NA	103.277	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
9.249	NA	103.527	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
9.374	NA	103.777	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A
9.499	NA	104.027	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
9.624	NA	104.277	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
9.749	NA	104.527	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
9.874	NA	104.777	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
9.999	NA	105.027	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
10.124	NA	105.277	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A
10.249	NA	105.527	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	N/A
10.374	NA	105.777	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A
10.499	NA	106.027	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875
10.624	NA	106.277	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
10.749	NA	106.527	0.125	0.125	0.125	0.125	0.125	0.125	0.125
10.874	NA	106.777	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750
10.999	NA	107.027	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A
11.124	NA	107.277	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875
11.249	NA	107.527	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
11.374	NA	107.777	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
11.499	NA	108.027	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875	-1.125
Min Price: 98.00			-1.125	-1.125	-2.250	-2.500	-3.000	-3.250	N/A
PPP Months			-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	N/A
0 (state Law Only)			-1.250	101.000	-0.500	-0.500	N/A	N/A	N/A
6 Mos PPP			-1.000	101.500	-1.125	-1.125	-1.125	-1.125	N/A
12			-0.625	102.250	-0.625	-0.625	-0.625	-0.625	N/A
24			0.000	103.000	-0.625	-0.625	-0.625	-0.625	N/A
36			0.375	103.000	-0.625	-0.625	-0.625	-0.625	N/A
48			0.750	103.000	-0.625	-0.625	-0.625	-0.625	N/A
60			0.375	103.000	-0.625	-0.625	-0.625	-0.625	N/A
Soft PPP*			-0.250	103.00	-0.625	-0.625	-0.625	-0.625	N/A
			Notes						
			Price Foreign National with 700 score						
			* Soft PPP = 6 mos Interest or Declining PPP						
			ARM Margin: 6.50 Caps: 2/1/5 SOFR 5.331						
			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					
NGM 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 < 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	11/30/2023
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	