


Non Delegated			
DATE	07/26/2024 A		
Rate	15 Day	30 Day	45 Day
6.500	99.000	98.750	98.500
6.625	99.625	99.375	99.125
6.750	100.250	100.000	99.750
6.875	100.875	100.625	100.375
7.000	101.375	101.125	100.875
7.125	101.875	101.625	101.375
7.250	102.375	102.125	101.875
7.375	102.875	102.625	102.375
7.500	103.250	103.000	102.750
7.625	103.625	103.375	103.125
7.750	104.000	103.750	103.500
7.875	104.375	104.125	103.875
8.000	104.750	104.500	104.250
8.125	105.125	104.875	104.625
8.250	105.500	105.250	105.000
8.375	105.875	105.625	105.375
8.500	106.250	106.000	105.750
8.625	106.625	106.375	106.125
8.750	107.000	106.750	106.500
8.875	107.375	107.125	106.875
9.000	107.750	107.500	107.250
9.125	108.125	107.875	107.625
9.250	108.500	108.250	108.000
9.375	108.875	108.625	108.375
9.500	109.250	109.000	108.750
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 50%			
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	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
760 - 779	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
740 - 759	0.750	0.750	0.625	0.500	(0.125)	(0.375)	(0.875)	N/A	N/A	
720 - 739	0.500	0.500	0.500	0.500	0.250	(0.250)	(1.000)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(2.250)	N/A	N/A	N/A	
LTV/FICO LLPA's: Applicable for bank statements (12/24 months)										
>= 780	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
760 - 779	0.875	0.875	0.875	0.750	0.500	0.000	(0.375)	N/A	N/A	
740 - 759	0.750	0.750	0.625	0.500	(0.125)	(0.375)	(0.875)	N/A	N/A	
720 - 739	0.500	0.500	0.500	0.500	0.125	(0.375)	(1.000)	N/A	N/A	
700 - 719	0.250	0.250	0.250	0.125	(0.500)	(1.000)	(2.250)	N/A	N/A	
680 - 699	(0.500)	(0.500)	(0.500)	(0.500)	(1.250)	(2.250)	N/A	N/A	N/A	
Loan Amount Adjusters										
>=\$150,000 - \$200,000	(0.500)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)	(1.000)	N/A	N/A	
>\$200,000 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
>\$750,000 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
>\$1,500,000 - \$3,000,000	(0.125)	(0.125)	(0.250)	(0.375)	(0.750)	(1.000)	(1.375)	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)	(1.625)	N/A	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	(1.250)	(1.250)	(1.375)	(1.500)	(1.625)	(1.750)	(1.750)	N/A	N/A	
2 Unit	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	N/A	N/A	
3-4 Unit	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	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	
Property State NY/GA	(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					
**** Not available on HPML Loans, >80 LTV CA Only & Max 89.99 LTV					Declining markets reduce LTV 5%					

Lender Compensation	
Maximum Premium	103.00
Rate Buy Down	
Buydown floor = 6.5%	
Min rate after adjustments is 6.5%	
Min buy Price 98.00	
Maximum Rate 10.00	
PRICE ADJUSTMENTS	
Lock Period	
15 Days	0.125
30 Days	0.000
45 Days	-0.250
Extensions	
7 Days (Min)	-0.250
15 Days	-0.375
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	
Purchase Fee: \$495, Admin Fee: \$500	
Tax Service Fee: \$100, MERS Fee: \$150	
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

Non Delegated Flex Select Prime Rate Sheet



DATE	07/26/2024 A		
30 Day Pricing			
Coupon	5/6 ARM	FIX30/FIX15	
6.499	98.385	98.250	
6.624	99.010	98.875	
6.749	99.635	99.500	
6.874	100.260	100.125	
6.999	100.885	100.750	
7.124	101.385	101.250	
7.249	101.760	101.625	
7.374	102.135	102.000	
7.499	102.385	102.250	
7.624	102.635	102.500	
7.749	102.885	102.750	
7.874	103.135	103.000	
7.999	103.385	103.250	
8.124	103.635	103.500	
8.249	103.885	103.750	
8.374	104.135	104.000	
8.499	104.385	104.250	
8.624	104.635	104.500	
8.749	104.885	104.750	
8.874	105.135	105.000	
8.999	105.323	105.188	
9.124	105.510	105.375	
9.249	105.698	105.563	
9.374	105.854	105.719	
9.499	106.010	105.875	
9.624	106.166	106.031	
9.749	106.323	106.188	
9.874	106.479	106.344	
9.999	106.635	106.500	
10.124	106.791	106.656	
10.249	106.948	106.813	
10.374	107.104	106.969	
10.499	107.260	107.125	
10.624	107.416	107.281	
10.749	107.573	107.438	
10.874	107.729	107.594	
10.999	107.885	107.750	
11.124	108.041	107.906	
11.249	108.198	108.063	
Min Price	98.00		
Investor Loan Prepayment	Term	LLPA	Max Px
Penalty	6 mos/No PPP St.	-2.000	100.500
Price Adjustment	12	-1.500	101.500
(5% on 80% of unpaid principal balance)	24	-0.500	102.000
	36	0.000	103.000
	48	0.250	103.000
	60	0.500	103.000
	6 Mos interest PPP	-1.000	103.000
ARM Features		SOFR	
ARM	Margin: 4.50	Caps: 2/1/5	5.33
Index = SOFR 1M-Avg, Floor = Initial Rate			

Full Doc & Alt Doc											
Price Adjustment - FICO x LTV											
Documentation	FICO(LTV)	<=55%	60%	65%	70%	75%	80%	85%	90%		
Full Doc	760+	0.250	0	-0.125	-0.375	-0.375	-0.625	-1.625	-3.375		
	740 - 759	0.125	-0.125	-0.250	-0.500	-0.500	-0.875	-2.125	-4.000		
	720 - 739	-0.125	-0.250	-0.375	-0.750	-0.750	-1.000	-2.125	-4.375		
	700 - 719	-0.250	-0.375	-0.500	-0.750	-1.250	-1.375	-3.000	N/A		
	680 - 699	-0.125	-0.500	-0.625	-1.000	-1.250	-2.125	N/A	N/A		
	660 - 679	-0.750	-1.000	-1.375	-1.875	-2.500	-3.250	N/A	N/A		
	640 - 659	-1.375	-1.375	-1.500	-2.250	-2.625	N/A	N/A	N/A		
	Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, P&L Only, or WVOE w/ 2 Mos***	760+	0.125	0.000	-0.125	-0.500	-0.500	-0.750	-1.750	-3.625	
		740 - 759	0.000	-0.125	-0.250	-0.625	-0.625	-1.000	-2.375	-4.375	
		720 - 739	-0.125	-0.125	-0.375	-0.750	-0.750	-1.125	-2.375	-4.625	
		700 - 719	-0.125	-0.375	-0.500	-0.875	-1.250	-1.500	-3.250	N/A	
		680 - 699	-0.375	-0.500	-0.500	-0.875	-1.500	-2.375	N/A	N/A	
660 - 679		-0.750	-1.000	-1.375	-1.875	-2.500	-3.500	N/A	N/A		
640 - 659		-1.250	-1.250	-1.500	-2.375	-3.250	N/A	N/A	N/A		
*If CLTV>LTV then use CLTV for eligibility and adjustments											
Additional Price Adjustments											
Products			<=55%	<=60%	65%	70%	75%	80%	85%	90%	
40 Yr Fixed Full Amor		12 Mos Income	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500	
		Interest-Only 30 YR	-0.875	-1.000	-1.125	-1.250	-1.375	-1.500	N/A	N/A	
	Interest-Only 30 YR	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A		
	Interest-Only 40 YR	-1.625	-1.750	-1.875	-2.000	-2.125	-2.250	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	-1.250	N/A		
	< 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	0.125	0.125	0.125	0.000	-0.250	-0.250	-0.250	-1.500		
	> 2,000,000	-0.125	-0.125	-0.125	-0.250	-0.500	-1.000	-1.250	N/A		
	> 2,500,000	-0.250	-0.375	-0.375	-0.625	-0.750	-1.125	N/A	N/A		
Super Jumbo See Matrix For Details	> 3,000,000	-1.375	-1.375	-1.500	-1.750	-2.250	N/A	N/A	N/A		
	> 3,500,000	-1.750	-1.875	-2.000	-2.250	N/A	N/A	N/A	N/A		
	> 4,000,000	-2.125	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A		
	> 4,500,000 - 5,000,000	-2.750	-3.250	-3.750	N/A	N/A	N/A	N/A	N/A		
Other	2-1 Buydown	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	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	-0.125	-0.250	-0.375	-0.500	-0.625	-1.000	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	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-1.000	N/A		
	Investment	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-1.000	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	-0.375	-0.500	N/A		
	Condotel	-3.625	-3.625	-3.625	-3.625	-3.875	N/A	N/A	N/A		
	Foreign 2nd HM	-2.750	-2.750	-3.000	-3.250	-3.500	N/A	N/A	N/A		
	Foreign NOO	-3.000	-3.000	-3.250	-3.500	-3.750	N/A	N/A	N/A		
PNL Only	ITIN (Min. \$125k)	-1.500	-1.500	-1.500	-1.625	-1.875	-2.125	-3.000	N/A		
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
	2 Units	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625	-0.750	N/A		
	3-4 Units	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A		
	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
	DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250		
	FICO>=680 @ Max 75%, >=700 @ Max 80%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A		
	*Price No score FN at 700 score      **Full Doc and Alt Doc only      ***Price WVOE w/ 2 Mos as P&L w/ 2 Mos										

Maximum Premium (>2.00 Requires PPP)		103.50 [Non Super Jumbo]/100.5 [Super Jumbo]					
Rate Buy Down							
Buydown floor = 6.999%							
Min rate after adjustments is 6.999% Min Rate for ITIN 7.999%							
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			-0.375				
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							
Purchase Fee: \$495, Admin Fee: \$500, Tax Service Fee: \$100, MERS Fee: \$150 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	N/A	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL <36 > 24	-0.375	-0.375	-0.375	N/A	N/A	N/A	N/A
BK/SS/NOD/DIL < 48 > 36	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A
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	-1.500	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
Escrow Waiver 80% or less & NO HPML >80 LTV CA Only & Max 89.99 LTV							

Non Delegated			NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET												
Date	07/26/2024 A		Credit Score LLPA's												
30 Day Pricing			Investor DSCR												
Rate	5/6 ARM	FIX30/FIX15			<=50%	55%	60%	65%	70%	75%	80%	85%			
6.499	NA	99.688	Single Property	760+	0.250	0.250	0.125	0.000	-0.375	-1.250	-2.125	-4.125			
6.624	NA	100.188		740 - 759	0.250	0.250	0.125	-0.125	-0.500	-1.375	-2.625	-4.500			
6.749	NA	100.688		720 - 739	0.125	0.125	0.125	-0.250	-0.625	-1.500	-2.750	-4.625			
6.874	NA	101.188		700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	N/A			
6.999	NA	101.563		680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A	N/A			
7.124	NA	101.938		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	N/A			
7.249	NA	102.313		640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	N/A			
7.374	NA	102.688		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
7.499	NA	103.063		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
7.624	NA	103.313				<=50%	55%	60%	65%	70%	75%	80%	85%		
7.749	NA	103.563				DSCR Price Adjustors									
7.874	NA	103.813		DSCR	No Ratio <.75	-2.000	-2.250	-2.375	-2.625	-2.875	-3.125	N/A	N/A		
7.999	NA	104.063			<1.00 >.75	-1.625	-1.750	-1.875	-1.875	-2.125	-2.250	N/A	N/A		
8.124	NA	104.313			>1.24 (AirDNA or MU/5-10 Units doesn't apply)	0.750	0.750	0.750	0.625	0.625	0.625	0.625	0.125		
8.249	NA	104.563			Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
8.374	NA	104.813	Foreign National >= 1.0		-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A	N/A			
8.499	NA	105.063	STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	N/A			
8.624	NA	105.313			Other LLPAs										
8.749	NA	105.563	Loan Amount	Product	Interest-Only	-0.500	-0.500	-0.625	-0.625	-0.625	-0.750	N/A			
8.874	NA	105.813		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	N/A			
8.999	NA	106.063		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A			
9.124	NA	106.313		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.875			
9.249	NA	106.563		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500			
9.374	NA	106.813		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A			
9.499	NA	107.063		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A			
9.624	NA	107.313		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A			
9.749	NA	107.563		> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	N/A			
9.874	NA	107.813		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	N/A			
9.999	NA	108.063		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	N/A			
10.124	NA	108.313		2-1 Buydown (Min 680 & Min .75 DSCR)	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	N/A			
10.249	NA	108.563		40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	N/A			
10.374	NA	108.813		Purchase (Max 85%) / Rate & Term (Max 80%)	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125			
10.499	NA	109.063		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A			
10.624	NA	109.313	Condotel (Min .75 DSCR)	-3.000	-3.000	-3.000	-3.250	-3.250	N/A	N/A	N/A				
10.749	NA	109.563	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	N/A				
10.874	NA	109.813	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500				
10.999	NA	110.063	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A				
	Min Price:	98.00	Other	2 Unit	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.750	-1.875			
	PPP Months	LLPA		Max Price	3-4 Unit	-1.000	-1.000	-1.250	-1.250	-1.250	-1.375	-2.500	-2.625		
	0 (state Law Only)	-3.000		101.50	Mixed Use	-3.000	-3.000	-3.125	-3.375	-4.000	-4.250	N/A	N/A		
	6 Mos PPP	-2.000		101.50	5-10 Unit	-3.500	-3.500	-3.625	-4.000	-4.250	-4.500	N/A	N/A		
	12	-0.875		102.00	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	N/A		
	24	-0.250		102.75	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A	N/A		
	36	0.250		103.50	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A		
	48	0.625		103.50	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A		
	60	1.000		104.00	Property State NY/GA	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
	Soft PPP* (N/A on <36 Mo PPP)			103.50	103.00	Notes							ARM Features		SOFR
	36 Mo	48 Mo		60 Mo	Price Foreign National with 700 score							ARM	Margin: 6.50	Caps: 2/1/5	5.33
	-0.500	-0.375		-0.250	* 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  
 Purchase Fee: \$495, Admin Fee: \$500, Tax Service Fee: \$100, MERS Fee: \$150  
 CDA: \$150 (if SSR is greater than 2.5% only)

State Licensing  
 All States except HI

Mortgage 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	-0.375

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, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > \$301,202. CO 5%  
 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 = 6.99%  
 Min rate after adjustments is 6.99%, except Mixed Use/Foreign Nat/5-10 Unit Min is 7.99%  
 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%

Non Delegated	
DATE	07/26/2024 A
30 Day Pricing	
Coupon	FIX15
8.750	97.500
8.875	97.875
9.000	98.250
9.125	98.625
9.250	99.000
9.375	99.250
9.500	99.500
9.625	99.750
9.750	100.000
9.875	100.250
10.000	100.500
10.125	100.750
10.250	101.000
10.375	101.250
10.500	101.500
10.625	101.750
10.750	102.000
10.875	102.250
11.000	102.500
11.125	102.750
11.250	103.000
11.375	103.250
11.500	103.500
11.625	103.750
11.750	104.000
11.875	104.250
12.000	104.500
12.125	104.750
12.250	105.000
12.375	105.250
12.500	105.500
12.625	105.750
12.750	106.000
12.875	106.250
13.000	106.500
13.125	106.750
13.250	107.000
13.375	107.250
13.500	107.500
13.625	107.750
13.750	108.000
13.875	108.250
14.000	108.500
14.125	108.750
14.250	109.000
Min Price	98.000
Max Price	101.00

Flex Select Prime 2nd Lien Rate Sheet							
Price Adjustment - FICO x LTV							
	FICO\LTV	<=60%	65%	70%	75%	80%	85%
Full Doc / Alt 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% on NW Condos)		-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: Evidince of LLPA 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	
Purchase Fee: \$495, Admin Fee: \$500	
Tax Service Fee: \$100, MERS Fee: \$150	
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 Requirments	
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 Stmts, 1099, 24 Mo P&L w/ 2 mos Bk Stmts	
Mortgagee Clause	
NQM FUNDING, LLC ISAOA	
4800 N FEDERAL HWY BLDG E Suite 200	
Boca Raton Florida 33483	
Transferred Appraisals Not Allowed	