



Version 5.06.2024

Non-QM LOCK IN POLICY CORRESPONDENT

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Lock Desk Operations Hours

- Monday – Friday 8:30 a.m. - 7:00 p.m. EST

Locking Hours

- Monday – Friday 9:30 a.m. – 7:00 p.m. EST

Lock Desk Contact:

- **Email:** CorrespondentLockDesk@nqmf.com

Lock In Cutoffs

Pricing is valid from 9:30 a.m. to 7:00 p.m. eastern standard time. Any lock received after 7:00 p.m. may be subject to the next day's pricing.

Lock In Periods

We lock in periods ranging from 15 to 30 days. Extended rate locks may be available upon request to the lock desk. **The maximum lock period is 45 days.** (See Non-QM Lock Policy).

Non-QM Lock Policy and Locked Loan Attribute Changes

- Changes resulting in a loan program group (Select Prime/DSCR/Flex Supreme/Second Lien) change:
 - Loans currently locked to NQM Select Prime, and subsequently determined to be ineligible under NQM Select Prime but qualify for another NQM product will be locked to worst case pricing between the original lock date and current market.
 - Loans currently locked to NQM Flex Supreme, and subsequently determined to be ineligible under NQM Flex Supreme but qualify for another NQM product will be locked to worst case pricing between the original lock date and current market.
 - Loans currently locked to NQM DSCR, and subsequently determined to be ineligible under NQM DSCR but qualify for another NQM product will be locked to worst case pricing between the original lock date and current market.
 - Loans currently locked to NQM Second Lien, and subsequently determined to be ineligible under NQM Second Lien but qualify for another NQM product will be locked to worst case pricing between the original lock date and current market.
 - No Relock fee will be charged.
- Loan Changes not resulting in a change in loan program group (Select Prime/DSCR/Flex Supreme/Second Lien)
 - Attribute changes not resulting in a change in loan program group will be priced to the same rate sheet as the original lock.
 - Changes to income documentation that do not result in a loan program change will also be priced to the same rate sheet as the original lock.

Non-QM Pricing Policy



We will use LoanNEX as our primary PPE vendor. Additional vendors may be supported, such as Optimal Blue, Polly, and EPPS, to price all Non-QM loans. This system will house base price, loan level adjustments and SRP schedules.

Extensions

All extensions should be requested via email to correspondentlockdesk@nqmf.com, and must be approved by the Lock Desk. All NQM Funding, LLC, Non-QM Mortgage products have an extension cost of .25 for 7 days or .375 for 15 days.

If a loan contains escrows for minor repairs, the lock period must cover the extension period until the repairs are completed and the escrow funds are released.

Relocks

All relocks should be requested via email to correspondentlockdesk@nqmf.com. During the initial 21 days, post lock expiration date, all NQM Funding, LLC, Non-QM Mortgage products will be held to worse case pricing less 0.25 relock fee. Worse case pricing is defined as the lesser of the day you locked or current market. If there are any changes to the loan parameters from time of lock through closing, the changes will also be priced based upon time of lock. Once 21 days from the date of the lock expiration have elapsed, the loan can be locked at market without cost.

Cancelling Files

Once the lock has expired or was canceled, a minimum of 21 days must elapse before the loan can be relocked at current market rate without cost; or loans will be held to worse case pricing, less a relock fee of .25.

Float Downs

Float downs are not available for Non-QM. For cost, email the lock desk at correspondentlockdesk@nqmf.com.

Rate Buy Downs

Rate buy downs will be permitted on a case-by-case basis. Please email your request to the lock desk at correspondentlockdesk@nqmf.com. (Rate buy downs, if approved, will be 30:1 with a maximum of 60bps or 2 points)

Minimum (Floor) Rates

The minimum note rates as published on the Correspondent Rate sheets, and posted in LoanNEX, cannot be broken without the approval of the SVP-TPO Lending.