



Non Delegated			
DATE	10/09/2024 A		
Rate	15 Day	30 Day	45 Day
5.750	97.875	97.625	97.375
5.875	98.375	98.125	97.875
6.000	98.875	98.625	98.375
6.125	99.375	99.125	98.875
6.250	99.875	99.625	99.375
6.375	100.250	100.000	99.750
6.500	100.625	100.375	100.125
6.625	101.000	100.750	100.500
6.750	101.375	101.125	100.875
6.875	101.750	101.500	101.250
7.000	102.125	101.875	101.625
7.125	102.500	102.250	102.000
7.250	102.875	102.625	102.375
7.375	103.250	103.000	102.750
7.500	103.625	103.375	103.125
7.625	104.000	103.750	103.500
7.750	104.250	104.000	103.750
7.875	104.500	104.250	104.000
8.000	104.750	104.500	104.250
8.125	105.000	104.750	104.500
8.250	105.250	105.000	104.750
8.375	105.500	105.250	105.000
8.500	105.750	105.500	105.250
8.625	106.000	105.750	105.500
8.750	106.250	106.000	105.750
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	(0.750)	(0.750)	(0.750)	(0.750)	(1.500)	(2.750)	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	(0.750)	(0.750)	(0.750)	(0.750)	(1.500)	(2.750)	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	(1.000)	(1.125)	(1.250)	(1.375)	(1.500)	(1.625)	(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 = 6.50%	
Min rate after adjustments is 6.50%	
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 DSCR, MIXED USE, & 5-10 UNIT RATE SHEET														
Date	10/09/2024 A		Credit Score LLPA's														
30 Day Pricing			Investor DSCR														
Rate	5/6 ARM	FIX30/FIX15			<=50%	55%	60%	65%	70%	75%	80%	85%					
5.999	NA	97.838	Single Property	760+	0.250	0.250	0.125	0.000	-0.375	-1.250	-2.125	-4.125					
6.124	NA	98.388		740 - 759	0.250	0.250	0.125	-0.125	-0.500	-1.375	-2.625	-4.500					
6.249	NA	98.938		720 - 739	0.125	0.125	0.125	-0.250	-0.625	-1.500	-2.750	-4.625					
6.374	NA	99.488		700 - 719 (No Score FN)	0.000	-0.250	-0.500	-0.875	-1.125	-2.625	N/A	N/A					
6.499	NA	100.038		680 - 699	-0.500	-0.750	-0.875	-1.625	-2.500	-3.000	N/A	N/A					
6.624	NA	100.588		660 - 679	-0.750	-1.125	-1.500	-2.250	-3.125	N/A	N/A	N/A					
6.749	NA	101.138		640 - 659	-2.500	-2.875	-3.500	-4.375	N/A	N/A	N/A	N/A					
6.874	NA	101.688		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
6.999	NA	102.013		600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
7.124	NA	102.338				<=50%	55%	60%	65%	70%	75%	80%	85%				
7.249	NA	102.663				DSCR Price Adjustors											
7.374	NA	102.988		DSCR	No Ratio <.75	-2.750	-3.000	-3.125	-3.375	-3.625	-3.875	N/A	N/A				
7.499	NA	103.313			<1.00 >.75	-2.500	-2.500	-2.750	-2.750	-2.250	-2.375	N/A	N/A				
7.624	NA	103.563			>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				
7.749	NA	103.813			Foreign National >=.75 <1.0 (Fixed only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
7.874	NA	104.063	Foreign National > = 1.0		-3.500	-3.500	-3.750	-3.875	-4.250	N/A	N/A	N/A					
7.999	NA	104.313	STR	>1.15 Minimum	-1.500	-1.500	-1.500	-1.500	-1.500	-1.625	N/A	N/A					
8.124	NA	104.563			Other LLPAs												
8.249	NA	104.813	Loan Amount	Product	Interest-Only	-0.250	-0.250	-0.250	-0.625	-0.625	-0.625	-0.750	N/A				
8.374	NA	105.063		< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	N/A					
8.499	NA	105.313		< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750	N/A					
8.624	NA	105.563		< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625	-0.875					
8.749	NA	105.813		> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500					
8.874	NA	106.063		> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A	N/A					
8.999	NA	106.313		> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A	N/A					
9.124	NA	106.563		> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A	N/A					
9.249	NA	106.813		> 3,000,000	-2.250	-2.250	-2.250	-2.375	-2.500	N/A	N/A	N/A					
9.374	NA	107.063		Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250	N/A	N/A					
9.499	NA	107.313		Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A	N/A					
9.624	NA	107.563		2-1 Buydown (Min 680 & Min .75 DSCR)	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A					
9.749	NA	107.813		40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	N/A					
9.874	NA	108.063		Purchase (Max 85%) / Rate & Term (Max 80%)	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125					
9.999	NA	108.313		Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750	N/A					
10.124	NA	108.563	Condotel (Min .75 DSCR)	-1.000	-1.000	-1.000	-1.250	-1.250	N/A	N/A	N/A						
10.249	NA	108.813	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875	N/A						
10.374	NA	109.063	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500						
10.499	NA	109.313	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	-2.000	-2.125				
	0 (state Law Only)	-3.000		101.50	Mixed Use	-3.750	-3.750	-3.875	-4.125	-4.750	-5.000	N/A	N/A				
	6 Mos PPP	-2.000		101.50	5-10 Unit	-4.250	-4.250	-4.375	-4.750	-5.000	-5.250	N/A	N/A				
	12	-0.875		102.00	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	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											
	36 Mo	48 Mo		60 Mo	Price Foreign National with 700 score								ARM	Margin: 6.50	Caps: 2/1/5	SOFR	5.23
	-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

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	-0.375

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 = 6.499%
Min rate after adjustments is 6.499%, except Mixed Use/Foreign Nat/5-10 Unit Min is 7.249%
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	10/09/2024 A
30 Day Pricing	
Coupon	FIX15
8.750	97.750
8.875	98.125
9.000	98.500
9.125	98.875
9.250	99.250
9.375	99.500
9.500	99.750
9.625	100.000
9.750	100.250
9.875	100.500
10.000	100.750
10.125	101.000
10.250	101.250
10.375	101.500
10.500	101.750
10.625	102.000
10.750	102.250
10.875	102.500
11.000	102.750
11.125	103.000
11.250	103.250
11.375	103.500
11.500	103.750
11.625	104.000
11.750	104.250
11.875	104.500
12.000	104.750
12.125	105.000
12.250	105.250
12.375	105.500
12.500	105.750
12.625	106.000
12.750	106.250
12.875	106.500
13.000	106.750
13.125	107.000
13.250	107.250
13.375	107.500
13.500	107.750
13.625	108.000
13.750	108.250
13.875	108.500
14.000	108.750
14.125	109.000
14.250	109.250
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 9.75	
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	