Forge Capital Lending Non-QM Eligibility Matrix

PRIME - Full Doc Program

Effective 8/15/25

LTV PROGRAM LIMITS

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Purchase	760 +	**90%**	**90%**	80%	80%	75%	70%
	740 - 759	**90%**	**90%**	80%	80%	75%	70%
	720 - 739	**90%**	**90%**	80%	80%	75%	70%
	700 - 719	**90%**	85%	80%	75%	75%	NA
	680 - 699	85%	85%	80%	70%	70%	NA
	660 - 679	80%	80%	80%	70%	70%	NA

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Rate/Term Refinance	760 +	**85%**	**85%**	80%	75%	70%	70%
	740 - 759	**85%**	**85%**	80%	75%	70%	70%
	720 - 739	**85%**	**85%**	80%	75%	70%	70%
	700 - 719	85%	80%	75%	70%	70%	NA
	680 - 699	80%	80%	75%	70%	70%	NA
	660 - 679	80%	80%	75%	70%	70%	NA

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Cash Out Refinance	760 +	**80%**	75%	75%	70%	65%	NA
	740 - 759	**80%**	75%	75%	70%	65%	NA
	720 - 739	**80%**	75%	75%	70%	65%	NA
	700 - 719	**80%**	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA
	660 - 679	70%	70%	NA	NA	NA	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Purchase	760 +	**85%**	**85%**	80%	75%	70%	NA
	740 - 759	**85%**	**85%**	80%	75%	70%	NA
	720 - 739	**85%**	**85%**	80%	75%	70%	NA
	700 - 719	80%	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Rate/Term Refinance	760 +	**80%**	**80%**	75%	70%	65%	NA
	740 - 759	**80%**	**80%**	75%	70%	65%	NA
	720 - 739	**80%**	**80%**	75%	70%	65%	NA
	700 - 719	75%	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Cash Out Refinance	760 +	**75%**	**75%**	70%	65%	60%	NA
	740 - 759	**75%**	**75%**	70%	65%	60%	NA
	720 - 739	**75%**	**75%**	70%	65%	60%	NA
	700 - 719	70%	70%	65%	60%	60%	NA
	680 - 699	65%	65%	60%	60%	60%	NA

PRODUCT TYPE RESTRICTIONS

Eligibility	Max LTV Purchase	Max LTV Rate/Term	Max LTV Cash Out
Interest Only	85%	85%	80%
Non-Warrantable Condo	75%	75%	70%
2-4 Unit	85%	80%	75%

PRODUCT TYPE ELIGIBILITY

Eligibility	Description
Eligible Borrowers	US Citizen, Permanent Resident
Occupancy	Owner Occupied, Second Home
Doc Type	1 & 2 year Full Doc, 1 & 2 year 1099
Debt Ratio	45% Max, 50% Max when LTV is equal to or less than 80%
Mortgage Rating	0 x 30 x 12 months for all mortgages
Credit Event Seasoning	48 Months (BK, FC, SS, FB, Mod)
Reserves	• 0 Months PITIA when LTV <= 65% • 6 Months PITIA when LTV > 65% • 3 Months PITIA for purchase loans with a credit score > 720 and LTV >65 & <= 80 • 12 Months PITIA for loan amounts greater than $1,500,000 regardless of LTV Cash Out can be used for reserves
Loan Amount	Minimum loan amount $100,000 & Maximum loan amount $3,500,000
Fixed Products	30 Year fixed or 40 Year fixed w/ 10 year interest only
ARM Products	5 year 6 month SOFR arm • 7 year 6 month SOFR arm Margin 3.5% • Index: 30-day average SOFR • Floor: Start rate 2.0% Initial cap / 2.0% Annual cap / 5.0% Life cap
Interest Only Term	120 Months • Qualify off of 30 year amortization, min FICO 680
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo 10 acres maximum Rural properties are subject to a maximum LTV of 80%
Non - Warrantable Condo	680 Min FICO, Condotel ineligible
Cash Out Refinance	Maximum cash out proceeds $1,000,000

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