# Forge Capital Lending - Non-QM Matrix

Effective 08/31/2026

## Platinum ITIN DSCR

CONFIDENTIAL - NOT FOR DISTRIBUTION

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| MIN FICO | 700 | MAX LTV / CLTV | 70% | MAX LOAN | $1,500,000 | MIN DSCR | 1.00 |
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## Underwriting Requirements

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| Appraisal | ▫ 120 days age maximum ▫ Second Appraisal required for loan amounts > $2MM |
| Assets | ▫ Assets sourced and seasoned for 30 days \| Documents good for 120 days<br>▫ Gift funds allowed (Required Borr Contribution: Inv-10%)<br>▫ Overseas Assets sourced for 30 days<br>▫ 1031 Exchange Eligible |
| Cashout | ▫ ITIN cash-out is not eligible |
| Credit & Tradelines | ▫ If 3 scores are not available: 3 TL for past >=12 months OR 2 TL for past >=24 months, active in the last 12 month<br>▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores<br>▫ Valid for at least 30 days at submission / 60 days max age |
| Credit Event CLTV | ▫ BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event<br>▫ 48 months Season Required on all Credit Events |
| Condo / Condotel | ▫ Minimum DSCR 1.00 \| FL condo max 70% |
| DTI / Income | ▫ No DTI or borrower income not required on DSCR Loans |
| Eligible Property | ▫ SFR \| Townhome \| PUD \| 2-4 Units \| Warrantable/Non-Warrantable Condo \| Condotel \| Rural \| Eligible STR |
| Entity Owners Maximum | ▫ Maximum 4; all owners must be borrowers/guarantors |
| Escrow | ▫ Escrow Waiver Available (not allowed in NY) ▫ Max CLTV 80% |
| First-Time Homebuyer (FTHB) | ▫ FTHB allowed: Max LA = $1,000,000 ▫ Max CLTV = 70%<br>▫ min 680 FICO; DSCR >= 1<br>▫ FTHB with payment shock exceeding 300% are ineligible<br>▫ Short-term rentals are not allowed ▫ IO not allowed |
| Gift Funds | ▫ Allowed for Down Payment/Closing (Not for Reserves) |
| Housing History | ▫ 0x30x12 and 0x90x24 |
| Identification Requirements | ▫ Valid ITIN card or IRS ITIN letter plus unexpired government photo ID |
| Income | ▫ DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans).<br>▫ Borrower income is not required ▫ DSCR < 1 requires min FICO 680<br>▫ 0.75 <= DSCR < 1 Cash-Out: max 70% CLTV ▫ DSCR <0.75 Cash-Out: max 65% CLTV |
| Ineligible Property Types | ▫ Mixed-Use \| 5+ Unit Multifamily \| Manufactured Housing \| Barndeminum |
| Interest Only | ▫ 5/6 ARM, 30 Year Fixed, 40 Year Fixed ▫ 120 Months of I/O Period<br>▫ 240/360 Months of Amortization ▫ Qualified at Amortized ITIA Payment<br>▫ min FICO 680 ▫ FTHB not allowed |
| Loan Amount | ▫ Min - $75,000 \| ▫ Max - $3,000,000 |
| Loan Purpose | ▫ Buisness Purpose Only |
| Minimum Contribution | ▫ 10% borrower contribution for investment property |
| New Construction | ▫ Max CLTV on PUD is 75% for FL<br>▫ Max CLTV for Condo 70% for FL<br>▫ No CLTV limitations on 1-4 units without community |
| Non-Permanent Resident / FN | ▫ Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (additional statuses allowed listed in guidelines)<br>▫ Cash Out transactions are only allowed for non-permanent residents min FICO 700<br>▫ Foreign Nationals are not allowed (See Foreign National program) |
| Occupancy Types | ▫ Investment properties Only |
| Points & Fees | ▫ Total Borrower Paid Points and Fees must be less than 5% (including Lender fees)<br>▫ Broker's Maximum Compensation 3.00% (Borrower Paid)<br>▫ Lender Credit Max 2.75 points<br>▫ 3rd Party Processing Fee part of broker's comp & capped at max allowed comp<br>▫ Third Party's Processing Fee allowed with 3rd party processing NMLS# and Invoice |
| Power of Attorney | ▫ Prohibited |
| Reserves | ▫ Loan amount <= 1,000,000: min 3 months<br>▫ Loan amount >1,000,000 and <=2,000,000: min 6 months<br>▫ Loan amount >2,000,000: min 12 months |
| Residency | ▫ Evidence of lawful U.S. residency; immigration documents current at note date |
| Rural Properties | ▫ Min 700 FICO under ITIN overlay \| Max LTV 70% |
| Seller Concessions | ▫ 6% if 80% CLTV or less ▫ 4% if CLTV greater than 80% |
| Short Term Rental (Excl Condotel) | ▫ Allowed up to max 80% LTV |

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| Terms | ▫ 30yr Fixed \| 40yr Fixed |
| Title | ▫ Individuals or<br>▫ LLCs / Corp (Max 4 owners, all must be borrowers & guarantors on the transaction) |
| 1031 Exchange | ▫ Eligible for ITIN Borrowers |

## Additional Requirements

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| Prepayment Penalty | ▫ Investment Only<br>▫ PPP not allowed and buydown is required in: AK, AR, KS, MD (LA < $75,000), MI, MN, NM, OH (on 1-2 units with LA < $116,356), PA (on 1-2 units with LA < $329,411), RI, VA (LA < $75,000)<br>▫ Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years)<br>▫ Max PPP 3 years in ID, MA<br>▫ Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD<br>▫ Max PPP 2 years in MS<br>▫ Max PP Term - 5 years<br>▫ Penalty Amount: 6 months of interest on any amount over 20% of Note Principal | Property Types | ▫ Single Family Residence \| ▫ Townhome \| ▫ 2-4 Unit (Max CLTV: 80)<br>▫ Warrantable/Non-Wr. Condo (Limited Review) with max CLTV: 75 (FL 70) \| Condotel<br>▫ PUD \| SFR Rural (Max CLTV: 80, Min FICO: 680) \| Short-Term Rental (Max CLTV: 80)<br>▫ Mixed Use and Multifamily (5+ units) properties are not allowed \| ▫ Leasehold |

## IMPORTANT RESTRICTIONS / QUICK FLAGS

- Cash-out refinance is not eligible for ITIN borrowers.
- ITIN eligibility is capped at 70% LTV/CLTV, $1.5MM, 700 FICO, and DSCR ≥1.00 even when the standard DSCR matrix permits broader eligibility.
- FTHB: max $1MM; max 70% CLTV; minimum 700 FICO under ITIN overlay; DSCR ≥1.00; no STR; no I/O; payment shock above 300% is ineligible.
- Interest-only qualification uses ITIA; FTHB is not eligible for I/O.
- Prepayment penalties must comply with state law and investor restrictions; individual vesting can change eligibility in certain states.

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| Eligible States Inv | AZ, CA, CO, FL, GA, IL, LA, MA, MI, MN, NC, NV, NJ, NM, OK, OR, PA (except for Philadelphia County), TN, TX, UT, VA, WI |
| Eligible States Inv (No License Required) | CO, FL, GA, IL, LA, MA, NC, NJ, NM, OK, PA (except for Philadelphia County), TN, TX, WI |
| States Not Approved to Conduct Business | AK, AL, AR, CT, DC, DE, IA, ID, IN, KS, ME, MO, MS, MT, ND, NE, NH, NY, OH, RI, SC, SD, VT, WA, WV, WY |

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