



Forge Capital Lending Non-QM Eligibility Matrix Prime Full Doc Program

Effective 8/15/25

LTV PROGRAM LIMITS							
Transaction Type	FICO	Primary					
		≤ \$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
Transaction Type	FICO	Primary					
		≤ \$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
Transaction Type	FICO	Primary					
		≤ \$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
Transaction Type	FICO	Second Home					
		≤ \$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
	660 - 679	NA	NA	NA	NA	NA	NA
Transaction Type	FICO	Second Home					
		≤ \$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
	660 - 679	NA	NA	NA	NA	NA	NA
Transaction Type	FICO	Second Home					
		≤ \$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
	660 - 679	NA	NA	NA	NA	NA	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	<ul style="list-style-type: none"> • 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	15, 20, 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

Forge Capital Lending a dba of Kings Mortgage. All rights reserved. This material is intended solely for the use of licensed mortgage bankers. Distribution to consumers is strictly prohibited. Program and rates are subject to change without notice. Not available in all states. Terms subject to qualification. Disclosures & Licenses: <https://MyFCLTPO.com> NMLS Consumer Access: <http://nmlsconsumeraccess.org/> NMLS #264441

