Forge Capital Lending Non-QM Eligibility Matrix

PRIME - Foreign National Program

Effective 5/1/25

LTV PROGRAM LIMITS				
LTV				
Purchase	Occupancy	≤ $1.0M	≤ $1.5M	≤ $2.0M
	Second Home	75%	75%	70%
	Investor Inc Qual	75%	75%	70%
	DSCR >= 1.00	75%	75%	70%
	DSCR >=0.75, <1.0	65%	65%	65%
LTV				
Rate/Term Refinance	Occupancy	≤ $1.0M	≤ $1.5M	≤ $2.0M
	Second Home	70%	70%	65%
	Investor Inc Qual	70%	70%	65%
	DSCR >= 1.00	70%	70%	65%
	DSCR >=0.75, <1.0	65%	65%	60%
LTV				
Cash Out Refinance	Occupancy	≤ $1.0M	≤ $1.5M	≤ $2.0M
	Second Home	65%	65%	60%
	Investor Inc Qual	65%	65%	60%
	DSCR >= 1.00	65%	65%	60%
	DSCR >=0.75, <1.0	60%	60%	55%

PRODUCT TYPE RESTRICTIONS			
Eligibility	**Max LTV Purchase**	**Max LTV Rate/Term**	**Max LTV Cash Out**
Interest Only	75%	70%	65%
Non-Warrantable Condo	70%	70%	65%
Condotel	65%	60%	60%
2-4 Unit	70%	65%	60%

PRODUCT TYPE ELIGIBILITY	
Eligibility	**Description**
Eligible Borrowers	Foreign National
Occupancy	Second Home, Non-Owner Occupied
Doc Type	1 & 2 year Full Doc, 12 & 24 month Bank Statement, DSCR
Debt Ratio	50% Max
Mortgage Rating	0 x 30 x 24 months for all mortgages
Credit Event Seasoning	36 Months (BK, FC, SS, FB, Mod)
Reserves	12 months
Loan Amount	Minimum loan amount $100,000 & Maximum loan amount $2,000,000
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
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo • Condotel • Rural
ACH Requirements	Required
Cash Out Refinance	Maximum cash out proceeds $500,000

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