

Forge Capital Lending – Lock Policy

Effective Date: 04/08/2026



Purpose

This policy outlines the requirements and procedures for requesting and securing an interest rate lock on loans submitted to **Forge Capital Lending (FCL)**. The intent is to ensure consistent handling of lock requests and alignment with operational, investor, and pipeline management standards.

- The **Forge Capital Lending** Lock Desk works with our Wholesale partners to present clearly efficient and effective registrations of individual loan commitments.
- This document will refer to the policies and procedures of the lock desk for the Access Non- QM products.

Rate Sheet Distribution

Daily prices are established at approximately 10:00 AM ET and are distributed daily. Notification of live pricing will be sent from info@MyFCLTPO.com

Loan Rate Flow Selected

- Loans will need to be registered into float/not locked status in order to obtain a loan number prior to submission for Underwriting.
- If requested, pricing will be quoted from the current day's rate sheet for the loan attributes and delivery timeframe requested.

Lock Request Requirements

Loan Registration Requirement

- Loan must be registered prior to lock request.

DSCR Loan Requirement

- For *Debt Service Coverage Ratio* (DSCR) loans, one of the following conditions must be met prior to lock:
 - o File status is Approved with Conditions or greater; or
 - o **Forge Capital Lending** has received the appraisal.
- Account Executives can/should be contacted to begin setup and approval to lock loans.

Eligible Loan Types for Locking

- Standard Non-QM products offered by **Forge Capital Lending**.
- Specific products (e.g., DSCR) are subject to additional requirements outlined above.

Forge Capital Lending – Lock Policy

Effective Date: 04/08/2026

Lock Periods

- Standard lock terms available: 15 and 30 days.
- Lock periods begin on the date the lock is confirmed by Secondary Marketing.

Lock Confirmation

- All lock requests must be submitted through the designated lock request channel (LOS)
- A lock is not valid until confirmed in writing by Secondary Marketing.

Lock Extensions

- Lock extensions are available in increments determined by Secondary Marketing.
- Extension fees may apply and will be disclosed at the time of the request.

Locked Loan Changes

Changes to a locked loan may cause a change in pricing (LTV, FICO, Loan Amount, etc.).

- These changes can be made by submitting a Change of Circumstance (COC), or by emailing the Lock Desk (lockdesk@MyFCLTPO.com).
- An updated lock confirmation will be sent to all parties assigned to the loan.
- Lock Desk may also require additional information to facilitate the change.
- Other circumstances that require a change to the loan program or property address may result in worst-case pricing and may require additional documentation for review.

Important Note: Cancelled locks are subject to the **Relock requirements**.

Lock Cancellations and Re-Locks

- If a loan is cancelled or lock expires, a re-lock may be permitted at current market pricing and is subject to Secondary Marketing approval.

RELOCK FEES	
15 Days	0.250
30 Days	0.500

Intra-Day Pricing Changes

- Due to market volatility, **Forge Capital Lending's** pricing is subject to change at any time throughout the day, and without notice.
- **Forge Capital Lending** reserves the right to determine cut-off times for intra-day pricing changes.
- During these pricing change times, where **Forge Capital Lending** is in the process of preparing new rate sheets, all transactions on the website will be disabled until the new rate sheet has been published.

Responsibilities

- Loan Officer / Broker – Ensures the loan meets the lock request requirements before submission.
- Secondary Marketing – Reviews lock requests for compliance with this policy and confirms in writing.