



Forge Capital Lending - Non-QM Matrix
Platinum

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Info@myfcltpo.com
www.myfcltpo.com

Full/ Alt Doc: W2 | Bank Statement | 1099 | Profit&Loss | WVOE | Asset Depletion

Effective 09/30/2026

Mortgage History	Credit Event	Residual Income	Reserves	5/6 ARM Cap	7/6 ARM Cap	Margin	Index
0x30x12 and 0x90x24	48 months	\$2,000	3 months* PITIA	5/1/5	0.05	SOFR	0
Underwriting Requirements							
Minimum Loan Amount	\$75,000		Maximum Loan Amount		\$4,000,000		
Minimum FICO Requirement	▫ Min FICO 620 Max 90 CLTV for OO & 2nd Home, Max 85 CLTV for Inv, Max LA 4 MM Max DTI 50 (55% Allowed with Uwing Approval)						
Appraisal	▫ 120 days age max ▫ Second Appraisal required for loan amounts > \$2MM						
Assets	▫ Assets sourced and seasoned for 30 days 120 days age max ▫ Overseas Assets sourced and seasoned for 30 days						
Broker's Max Comp	▫ Max 2.00% in TN on OO All other states: 3.00% (Borrower Paid) 2.75% (Lender Paid, Max Price 102.75)						
Gift Funds	▫ Gift Funds allowed 80% LTV and below ▫ Borrower must Contribute: Primary & 2nd Home = 5% Inv - 10% ▫ Gift funds can be used for the down payment and closing costs, but they strictly cannot be used to meet reserve requirements ▫ Donor must be an immediate relative (<i>blood, marriage, adoption, or legal guardian</i>) or domestic partner, and you must document the transfer and receipt with a standard executed gift letter and bank trails						
Cashout	▫ Max Cash in Hand: No limitation for CLTV <55% & min FICO 680; \$1,000,000 for CLTV from 55% to 65% or CLTV>65 & min FICO 700 or CLTV <=55 & FICO <680; \$500,000 for CLTV >65% & FICO <700 ▫ Delayed Financing has Cash Out pricing ▫ Non-occupying co-borrowers are ineligible for Cash Out transactions ▫ Cash Out Refinance is Not Allowed for ITIN Borrowers ▫ Non-Permanent Residents min FICO 700						
Credit & Tradelines	▫ If 3 scores are not available: 3 for past >=12 months OR 2 for past >=24 months, active in the last 12 month ▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores ▫ Valid for at least 30 days at submission / 60 days max age						
Credit Event	▫ BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event						
DTI	▫ Up to 50% for all borrowers						
Escrow	▫ Escrows required for all HPML loans ▫ No Escrow Waiver adj in NY ▫ Max CLTV 80% (<i>90% in CA</i>)						
First-Time Homebuyer	▫ Max LA = \$1,000,000 ▫ Min 660 FICO Max DTI = 50% ▫ Borrower must contribute at 5% own funds for OO transaction and 10% for investment ▫ FTHB with payment shock exceeding 300% are ineligible ▫ Max 80 CLTV for Bank statement ▫ P&L document type payment shock cannot exceed 100%						
Income	2 or 1 Year Full Doc		▫ Traditional Conforming Full Documentation Income ▫ 120 days age max				
	12 or 24 mths Bank Statements		▫ License or Business LOE for Personal Bank Statements Tax Preparer / CPA Prepared P&L for Business Bank Statements (<i>UW will review industry standards</i>) or use 50% expense ratio Mixed Income allowed (<i>personal/buisness same bank statement</i>)				
	1099 Only		▫ Allowed from the same single employer past 12 mths Expense ratio 10%				
	1y or 2y P&L		▫ Last 2 or 1 year(s) P&L provided by licensed CPA, Enrolled Tax Agent or Licensed Tax Preparer Min FICO 660 up to 75 CLTV and Min FICO 680 up to 80 CLTV▫ *Max LA: \$2,500,000				
	Asset Utilization		▫ 3 months seasoning ▫ Qualifying Assets are 100% Cash or Money Market, 100% from Public Securities, 80% from Retirement Accounts				
	WVOE		▫ Completed FNMA Form 1005 for 2 year history with same employer				
Interest Only	▫ 5/6 ARM, 30 Year Fixed, 40 Year Fixed ▫ 120 Months of I/O Period, 240/360 Months of Amortization ▫ Qualified at Amortized PITIA Payment after I/O Period ▫ Min FICO 680, FTHB not allowed						
ITIN - Eligiblity Requirements	▫ Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (<i>additional statuses allowed see Guidelines</i>) ▫ Valid ITIN card or IRS ITIN letter and unexpired government-issued photo ID required						
New Construction	▫ Max CLTV on PUD is 80% (OO) and 75% (Investment) for FL ▫ Max CLTV for Condo 75% (OO) and 70% (Investment) for FL ▫ 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 are listed in the guidelines exhibit 1) ▫ Cash Out transactions are only allowed for non-permanent residents min FICO 700						
Occupancy Types	▫ Owner Occupied, Second Homes (1 unit only) and Investment (Vacant or Tenant Occupied - Lease Agreement Not Required if Not Used in DTI)						
Program Types	▫ Purchase Rate and Term Refinance Cash Out Refinance is Not Allowed for ITIN Borrowers						
Points & Fees	▫ Total Borrower Paid Points and Fees must be less than 5% (<i>including Lender fees</i>) on all loan types (<i>including Lender fees</i>) ▫ Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation ▫ Third Party's Processing Fee allowed						
Power of Attorney	▫ Power of Attorney is prohibited for ITIN Borrowers						
Prepayment Penalty	▫ Investment Only Max PP Term - 5 years ▫ Penalty Amount: 6 months of interest on any amount over 20% of Note Principal ▫ 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) ▫ Loans vested in individuals in IL, NJ, VT - buydown required or close in LLC (IL - max 3 years) ▫ MA: maximum PPP term is 3 years ▫ Max Price 102.00 when prepayment is not allowed and buydown is required						
Property Types	▫ Single Family Residence (SFR) Townhome SFR Rural (Max CLTV 75% with 680 FICO) ▫ Warrantable / Non-Wr. Condo (Limited Review) with max CLTV: 85% (FL 75%) on OO; 75% (FL 70%) on Inv & 2nd Home ▫ Condoitel 2-4 Unit (N/A for 2nd Home) PUD Short-Term Rental (Max CLTV: 70%)						
Ineligible Property Types	▫ Manufactured Co-Ops Barndiminums Leasehold Mixed-Use Income Producing Properties						
*Reserves	▫ LA <= \$1,000,000: 3 months ▫ LA > \$1,000,000 and LA <= \$2,000,000: 6 months ▫ LA > \$2,000,000: 12 months						
Seller Concessions	▫ 6% if 80% (OO) or 80%(Inv) CLTV or less ▫ 4% if CLTV greater than 80% (OO) or 80% (Inv)						
Title	▫ Individuals ▫ Title Commitment: 90 days max age ▫ LLCs / Corp (Maximum 4 owners allowed, all have to be borrowers and guarantors on the transaction) ▫ LLC/Corporation vesting permitted on investment-property business-purpose loans only						

Eligible States OO	▫ AZ, CA, CO, FL, IL, LA, MN, NJ, OK, NV, TN, TX, UT
Eligible States Investment (No Originator License Required)	▫ CO, FL, GA, IL, LA, MA, NC, NJ, NM, OH, OK, PA (except for Philadelphia County), TN, TX
Eligible States Inv	▫ AZ, CA, CO, FL, GA, IL, LA, MI, MN, NC, NV, NJ, NM, OH, OK, OR, PA (except for Philadelphia County), TN, TX, UT, VA

