Forge Capital Lending - Non-QM Matrix
Platinum

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

Effective 09/30/2026

FICO / CLTV	FULL DOC / BANK STATEMENTS							
	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
700+								
680 - 699								NA
660 - 679							NA	NA
640 - 659							NA	NA
620 - 639					NA	NA	NA	NA
600 - 619	NA	NA	NA	NA	NA	NA	NA	NA

FICO / CLTV	P&L / ASSET UTILIZATION / WVOE / 1099							
	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
640+							NA	NA
620 - 639					NA	NA	NA	NA
600 - 619	NA	NA	NA	NA	NA	NA	NA	NA

FICO / CLTV	INVESTMENT PROPERTY (Full Doc / Bank Statements)							
	0-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
680+								NA
660 - 679							NA	NA
640 - 659							NA	NA
620 - 639					NA	NA	NA	NA
600 - 619	NA	NA	NA	NA	NA	NA	NA	NA

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 *(blood, marriage, adoption, or legal guardian)* 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% *(90% in CA)*	
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 *(UW will review industry standards)* or use 50% expense ratio ▫ Mixed Income allowed *(personal/buisness same bank statement)*
	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 *(additional statuses allowed see Guidelines)* ▫ 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% *(including Lender fees)* on all loan types *(including Lender fees)* ▫ 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 ▫ Condotel | 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

EQUAL HOUSING LENDER

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