# Forge Capital Lending - Non-QM Matrix
## Platinmum DSCR 1-4 Unit

CONFIDENTIAL - NOT FOR DISTRIBUTION

Effective 09/18/2026

| Minimum FICO | 620 | Minimum Loan Amount | $75,000.00 | Maximum Loan Amount | $3,500,000.00 |
|---|---|---|---|---|---|

| Purpose | Property Type | Minimum FICO | Maximum LTV/CLTV* | Maximum Loan Amount | MaximumDTI (%) |
|---|---|---|---|---|---|
| Purchase, Rate/Term Refinance | 1 Unit SFR, PUD, 2-4 Unit, Condo | 760 | 80 | $2,000,000 | No DTI required |
| | | | 70 | $2,500,000 | |
| | | | 65 | $3,000,000 | |
| | | | 55 | $3,500,000 | |
| | | 700 | 80 | $1,500,000 | |
| | | | 75 | $2,000,000 | |
| | | | 70 | $2,500,000 | |
| | | | 65 | $3,000,000 | |
| | | | 55 | $3,500,000 | |
| | | 680 | 80 | $1,000,000 | |
| | | | 75 | $1,500,000 | |
| | | | 70 | $2,000,000 | |
| | | | 65 | $2,500,000 | |
| | | | 55 | $3,000,000 | |
| | | 660 | 75 | $1,500,000 | |
| | | | 70 | $2,000,000 | |
| | | | 55 | $2,500,000 | |
| | | | 50 | $3,000,000 | |
| | | 640 | 70 | $1,000,000 | |
| | | | 60 | $1,500,000 | |
| | | | 55 | $2,000,000 | |
| | | | 50 | $2,500,000 | |
| | | 620 | 65 | $1,000,000 | |
| | | | 55 | $2,000,000 | |
| | | | 50 | $2,500,000 | |
| | SFR Rural, PUD Rural | 760 | 80 | $2,000,000 | |
| | | | 70 | $2,500,000 | |
| | | | 65 | $3,000,000 | |
| | | | 55 | $3,500,000 | |
| | | 700 | 80 | $1,500,000 | |
| | | | 75 | $2,000,000 | |
| | | | 70 | $2,500,000 | |
| | | | 65 | $3,000,000 | |
| | | | 55 | $3,500,000 | |
| | | 680 | 80 | $1,000,000 | |
| | | | 75 | $1,500,000 | |
| | | | 70 | $2,000,000 | |
| | | | 65 | $2,500,000 | |
| | | | 55 | $3,000,000 | |
| Purchase | Condotel | 680 | 75 | $1,500,000 | |
| | | 660 | 75 | $1,000,000 | |
| | | | 70 | $1,500,000 | |
| Rate/Term Refinance | Condotel | 660 | 65 | $1,500,000 | |
| Cash Out | 1 Unit SFR, PUD, 2-4 Unit, Condo | 700 | 75 | $1,500,000 | |
| | | | 70 | $2,000,000 | |
| | | | 60 | $2,500,000 | |
| | | | 55 | $3,000,000 | |
| | | 680 | 70 | $1,500,000 | |
| | | | 65 | $2,000,000 | |
| | | | 55 | $2,500,000 | |
| | | 660 | 70 | $1,000,000 | |
| | | | 65 | $2,000,000 | |
| | | | 55 | $2,500,000 | |
| | SFR Rural, PUD Rural | 700 | 75 | $1,500,000 | |
| | | | 70 | $2,000,000 | |
| | | | 60 | $2,500,000 | |
| | | | 55 | $3,000,000 | |
| | | 680 | 70 | $1,500,000 | |
| | | | 65 | $2,000,000 | |
| | | | 55 | $2,500,000 | |
| | Condotel | 660 | 65 | $1,000,000 | |

| Underwriting Requirements | |
|---|---|
| Appraisal | ▫ 120 days age maximum<br>▫ Second Appraisal required for loan amounts > $2MM |
| Assets | ▫ Assets sourced and seasoned for 30 days, Documents good for 120 days<br>▫ Gift funds allowed (Required Borr Contribution: Inv-10%)<br>▫ Overseas Assets sourced for 30 days<br>▫ 1031 Exchange Eligible |
| 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<br>▫ Delayed Financing has Cash Out pricing<br>▫ Non-occupying co-borrowers are ineligible for Cash Out transactions<br>▫ 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<br>▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores<br>▫ Valid for at least 60 days at submission / 120 days max age |
| Credit Event CLTV | ▫ BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit |
| Escrow | ▫ Escrow Waiver Available<br>▫ No Escrow Waiver Adj in NY<br>▫ Max CLTV 80% (90% in CA) |
| First-Time Homebuyer (FTHB) | ▫ FTHB allowed: Max LA = $1,000,000; Max CLTV = 70%; min 680 FICO; DSCR >= 1;<br>FTHB with payment shock exceeding 300% are ineligible. Short-term rentals are not allowed. IO not allowed. |
| Income | ▫ DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans). Borrower income is not required.<br>DSCR < 1 requires min FICO 680<br>▫ 0.75 <= DSCR < 1 Cash-Out: max 70% CLTV<br>▫ DSCR <0.75 Cash-Out: max 65% CLTV |
| 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 ITIA Payment, min FICO 680, FTHB not allowed |
| New Construction | ▫ Max CLTV on PUD is 75% for FL<br>▫ Max CLTV for Condo 70% for FL<br>▫ 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 listed in<br>▫ Cash Out transactions are only allowed for non-permanent residents min FICO 700<br>▫ Foreign Nationals are not allowed (See Foreign National program) |
| Occupancy Types | ▫ Investment properties |
| Points & Fees | ▫ Total Borrower Paid Points and Fees must be less than 5% (including Lender fees)<br>▫ Broker's Maximum Compensation 3.00% (Borrower Paid)<br>▫ Lender Credit Max 2.75 points<br>▫ Broker's Processing Fee part of broker's compensation & capped at max allowed compesation<br>▫ Third Party's Processing Fee allowed with 3rd party processing NMLS# and Invoice |
| Points Financed | ▫ 2 Points may be financed into LA max CLTV 70% |
| Ratios | ▫ DSCR > 1.00 - 1.25+ = Max 80% LTV ▫ DSCR 0.75 - 0.99 = Max 75% LTV<br>▫ DSCR < 0.75 = Max 70% LTV ▫ Condo/Condotel min Ratio = 1.00 |
| Reserves | ▫ Loan amount <= 1,000,000: min 3 months, >1,000,000 and <=2,000,000: min 6 months, >2,000,000: min 12 months |
| Seller Concessions | ▫ 6% if 80% CLTV or less<br>▫ 4% if CLTV greater than 80% |
| Title | ▫ Individuals<br>▫ LLCs / Corp (Max 4 owners allowed, all have to be borrowers & guarantors on the transa |

| Underwriting Requirements | |
|---|---|
| Prepayment Penalty | ▫ Investment Only<br>▫ Max PP Term - 5 years<br>▫ Penalty Amount: 6 months of interest on any amount over 20% of Note Principal |
| Property Types | ▫ Single Family Residence ▫ Townhome ▫ 2-4 Unit (Max CLTV: 80)<br>▫ Warrantable / Non-Wr. Condo (Limited Review) with max CLTV: 75 (FL 70) ▫ Condotel<br>▫ PUD ▫ SFR Rural (Max CLTV: 80, Min FICO: 680)▫ Short-Term Rental (Max CLTV: 80)<br>▫ Mixed Use and Multifamily properties are not allowed ▫ Leasehold |

** 2-4 Units (80% CLTV Max)*

| | |
|---|---|
| Eligible States Inv | AZ, CA, CO, FL, GA, IL, LA, MA, MI, MN, NC, NV, NJ, NM, OK, OR, PA (except for Philadelphia County), TN, TX, UT, VA, WI |
| Eligible States Inv (No License Required) | CO, FL, GA, IL, LA, MA, NC, NJ, NM, OK, PA (except for Philadelphia County), TN, TX, WI |
| States Not Approved to Conduct Business | AK, AL, AR, CT, DC, DE, IA, ID, IN, KS, ME, MO, MS, MT, ND, NE, NH, NY, OH, RI, SC, SD, VT, WA, WV, WY |

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