



Forge Capital Lending - Non-QM Rate Sheet

Platinum DSCR 1-4 Unit

CONFIDENTIAL - NOT FOR DISTRIBUTION

Effective 09/01/2026

Purpose		Property Type		Minimum FICO	Maximum LTV/CLTV*	Maximum Loan Amount	Underwriting Requirements		
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	700		80	\$1,500,000	Minimum Loan Amount	\$75,000		
				75	\$2,000,000	Maximum Loan Amount	\$3,000,000		
				70	\$2,500,000	Appraisal	• 120 days age maximum		
				65	\$3,000,000		• Second Appraisal required for loan amounts > \$2MM		
		680		80	\$1,500,000	Assets	• Assets sourced and seasoned for 30 days, Documents good for 120 days		
				70	\$2,000,000		• Gift funds allowed (Required Borr Contribution: Inv-10%)		
				65	\$2,500,000		• Overseas Assets sourced for 30 days		
				75	\$1,000,000		• 1031 Exchange Eligible		
		660		70	\$2,000,000	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		
				55	\$2,500,000		• Delayed Financing has Cash Out pricing		
			640	70	\$1,000,000		• Non-occupying co-borrowers are ineligible for Cash Out transactions		
			620	65	\$1,000,000		• Non-Permanent Residents min FICO 700		
	SFR Rural, PUD Rural	700		80	\$1,500,000	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		
				75	\$2,000,000		• Middle Lowest for multiple borrowers, Lowest if only 2 scores		
				70	\$2,500,000		• Valid for at least 60 days at submission / 120 days max age		
				65	\$3,000,000		Credit Event CLTV	• BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit	
680			80	\$1,500,000	Escrow	• Escrow Waiver Available			
			70	\$2,000,000		• No Escrow Waiver Adj in NY			
			65	\$2,500,000		• Max CLTV 80% (90% in CA)			
			75	\$1,500,000					
Purchase	Condotel	660	65	\$1,500,000	First-Time Homebuyer (FTHB)	• FTHB allowed: Max LA = \$1,000,000; Max CLTV = 70%; min 680 FICO; DSCR >= 1; FTHB with payment shock exceeding 300% are ineligible. Short-term rentals are not allowed. IO not allowed.			
Rate/Term Refinance	Condotel	660	65	\$1,500,000					
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	700		75	\$1,500,000	Income	• DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans). Borrower income is not required. DSCR < 1 requires min FICO 680		
				70	\$2,000,000			• 0.75 <= DSCR < 1 Cash-Out: max 70% CLTV	
				60	\$2,500,000			• DSCR <0.75 Cash-Out: max 65% CLTV	
				55	\$3,000,000			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
		680		70	\$1,500,000	New Construction	• Max CLTV on PUD is 75% for FL		
				65	\$2,000,000		• Max CLTV for Condo 70% for FL		
				55	\$2,500,000		• No CLTV limitations on 1-4 units without community		
				55	\$2,500,000		Non-Permanent Resident / FN	• Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (additional statuses allowed listed in	
		660		75	\$1,500,000	• Cash Out transactions are only allowed for non-permanent residents min FICO 700			
			700		70	\$2,000,000		• Foreign Nationals are not allowed (See Foreign National program)	
					60	\$2,500,000		Occupancy Types	• Investment properties
					55	\$3,000,000	Points & Fees	• Total Borrower Paid Points and Fees must be less than 5% (including Lender fees)	
	680			70	\$1,500,000	• Broker's Maximum Compensation 3.00% (Borrower Paid)			
			65	\$2,000,000	• Lender Credit Max 2.75 points				
			55	\$2,500,000	• Broker's Processing Fee part of broker's compensation & capped at max allowed compensa				
		Condotel	660	65	\$1,000,000	• Third Party's Processing Fee allowed with 3rd party processing NMLS# and Invoice			
	* 2-4 Units (80% CLTV Max)							Underwriting Requirements	
	Prepayment Penalty	• Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal					Points Financed	• 2 Points may be financed into LA max CLTV 70%	
	Property Types	• Single Family Residence • Townhome • 2-4 Unit (Max CLTV: 80) • Warrantable / Non-Wr. Condo (Limited Review) with max CLTV: 75 (FL 70) • Condotel • PUD • SFR Rural (Max CLTV: 80, Min FICO: 680)• Short-Term Rental (Max CLTV: 80) • Mixed Use and Multifamily properties are not allowed • Leasehold					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 • 4% if CLTV greater than 80%	
					Title	• Individuals • LLCs / Corp (Max 4 owners allowed, all have to be borrowers & guarantors on the transa			

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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