



# FORGE CAPITAL LENDING

*Finding Solutions... Funding Possibilities.*



# INVESTOR INCOME PROGRAM



**PROVE YOUR INCOME.  
QUALIFY FOR YOUR LOAN.**

Designed for real estate investors who qualify based on their documented personal income.

Our Investor Income Program is built for real estate investors who want flexible financing solutions based on their personal income. Whether you're expanding your portfolio or refinancing, we make it simple. Focus on your investments. We'll handle the rest.



### INCOME BASED

Qualify based on your documented personal income.



### INVEST IN SFR

Purchase single-family rental properties and grow your portfolio.



### BUILD CASH FLOW

Generate consistent rental income and build long-term wealth.



### SIMPLE & STREAMLINED

Clear guidelines, fast decisions, and a smooth lending process from start to finish.

## PROGRAM HIGHLIGHTS

- ✓ FICO AS LOW AS **640**
- ✓ LOAN AMOUNTS UP TO **\$3 MILLION**
- ✓ AVAILABLE FOR **PURCHASE, RATE / TERM AND CASHOUT** LOAN TYPES
- ✓ LTVS UP TO **85% LTV** FOR PURCHASE AND **80% LTV** FOR RATE/TERM REFINANCES
- ✓ **INTEREST ONLY AND 40 YR** TERMS AVAILABLE
- ✓ CASH-OUT PROCESS CAN BE USED FOR **RESERVES**
- ✓ CASH-OUT PROCEEDS UP TO **\$500K**



**PROVE YOUR INCOME. UNLOCK INVESTMENT OPPORTUNITIES.**

Income verification required to qualify.



**LET'S FIND THE RIGHT SOLUTION TOGETHER.**  
VISIT **MYFCLTPO.COM** TO LEARN MORE.

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EQUAL HOUSING  
OPPORTUNITY