



Forge Capital Lending Non-QM Eligibility Matrix Foreign National Program

Effective 5/1/25

LTV PROGRAM LIMITS							
Transaction Type	Occupancy	LTV					
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M
Purchase	Second Home	75%	75%	70%	NA	NA	NA
	Investor Inc Qual	75%	75%	70%	NA	NA	NA
	DSCR ≥ 1.00	75%	75%	70%	NA	NA	NA
	DSCR ≥ 0.75, <1.0	65%	65%	65%	NA	NA	NA
Transaction Type	Occupancy	LTV					
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M
Rate/Term Refinance	Second Home	70%	70%	65%	NA	NA	NA
	Investor Inc Qual	70%	70%	65%	NA	NA	NA
	DSCR ≥ 1.00	70%	70%	65%	NA	NA	NA
	DSCR ≥ 0.75, <1.0	65%	65%	60%	NA	NA	NA
Transaction Type	Occupancy	LTV					
		≤ \$1.0M	≤ \$1.5M	≤ \$2.0M	≤ \$2.5M	≤ \$3.0M	≤ \$3.5M
Cash Out Refinance	Second Home	65%	65%	60%	NA	NA	NA
	Investor Inc Qual	65%	65%	60%	NA	NA	NA
	DSCR ≥ 1.00	65%	65%	60%	NA	NA	NA
	DSCR ≥ 0.75, <1.0	60%	60%	55%	NA	NA	NA

PRODUCT TYPE RESTRICTIONS			
Eligibility	Max LTV Purchase	Max LTV Rate/Term	Max LTV Cash Out
Interest Only	75%	70%	65%
Non-Warrantable Condo	70%	70%	65%
Condotel	65%	60%	60%
2-4 Unit	70%	65%	60%

PRODUCT TYPE ELIGIBILITY	
Eligibility	Description
Eligible Borrowers	Foreign National
Occupancy	Second Home, Non-Owner Occupied
Doc Type	1 & 2 year Full Doc, DSCR
Debt Ratio	50% Max
Mortgage Rating	0 x 30 x 24 months for all mortgages
Credit Event Seasoning	36 Months (BK, FC, SS, FB, Mod)
Reserves	12 months
Loan Amount	Minimum loan amount \$100,000 & Maximum loan amount \$2,000,000
Fixed Products	15, 20, 30 Year fixed or 40 Year fixed w/ 10 year interest only
ARM Products	5 year 6 month SOFR arm • 7 year 6 month SOFR arm Margin 3.5% • Index: 30-day average SOFR • Floor: Start rate 2.0% Initial cap / 2.0% Annual cap / 5.0% Life cap
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo • Condotel • Rural
ACH Requirements	Required
Cash Out Refinance	Maximum cash out proceeds \$500,000

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