



Forge Capital Lending - Non-QM Matrix Platinum ITIN

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Info@myfcltlo.com
www.myfcltlo.com

ITIN Full/ Alt Doc: Full Doc | Bank Statement | 1099

Effective 09/14/2026

Mortgage History	Credit Event	Residual Income	Reserves	5/6 ARM Cap	7/6 ARM Cap	Margin	Index
0x30x12 and 0x90x24	48 months	\$2,000	See Below	5/1/5	0.05	SOFR	0
Underwriting Requirements							
Minimum Loan Amount	\$75,000			Maximum Loan Amount		\$1,500,000	
Minimum FICO Requirement	▫ Min FICO 660 Max 80 CLTV for OO & 2nd Home, Max 70 CLTV for Inv, Max LA 1.5 MM Max DTI 50						
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 (<i>blood, marriage, adoption, or legal guardian</i>) or domestic partner, and you must document the transfer and receipt with a standard executed gift letter and bank trails						
ITIN - Eligibility Requirements	▫ Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (<i>additional statuses allowed see Guidelines</i>) ▫ Valid ITIN card or IRS ITIN letter and unexpired government-issued photo ID required						
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 60 days at submission / 120 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% (<i>90% in CA</i>)						
First-Time Homebuyer	▫ Max LA = \$1,000,000 ▫ Min 660 FICO Max DTI = 50% ▫ ITIN Borrower must contribute at 5% own funds for OO transaction and 10% for investment ▫ FTHB with payment shock exceeding 300% are ineligible						
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 (<i>UW will review industry standards</i>) or use 50% expense ratio Mixed Income allowed (<i>personal/business same bank statement</i>)				
	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						
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						
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% (<i>including Lender fees</i>) on all loan types (<i>including Lender fees</i>) ▫ 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						
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, LA, NJ, OK, NV, 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

