



Forge Capital Lending - Non-QM Matrix

Platinum ITIN DSCR

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Effective 08/31/2026

MIN FICO	700	MAX LTV / CLTV	70%	MAX LOAN	\$1,500,000	MIN DSCR	1.00
Underwriting Requirements							
Appraisal	120 days age maximum - Second Appraisal required for loan amounts > \$2MM						
Assets	- Assets sourced and seasoned for 30 days Documents good for 120 days - Gift funds allowed (Required Borr Contribution: Inv-10%) - Overseas Assets sourced for 30 days 1031 Exchange Eligible						
Cashout	ITIN cash-out is not eligible						
Credit & Tradelines	- If 3 scores are not available: 3 TL for past >=12 months OR 2 TL for past >=24 months, active in the last 12 month - Middle Lowest for multiple borrowers, Lowest if only 2 scores - Valid for at least 30 days at submission / 60 days max age						
Credit Event CLTV	- BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event 48 months Season Required on all Credit Events						
Condo / Condotel	Minimum DSCR 1.00 FL condo max 70%						
DTI / Income	No DTI or borrower income not required on DSCR Loans						
Eligible Property	SFR Townhome PUD 2-4 Units Warrantable/Non-Warrantable Condo Condotel Rural Eligible STR						
Entity Owners Maximum	Maximum 4; all owners must be borrowers/guarantors						
Escrow	- Escrow Waiver Available (not allowed in NY) - Max CLTV 80%						
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						
Gift Funds	Allowed for Down Payment/Closing Not for Reserves						
Housing History	0x30x12 and 0x90x24						
Identification Requirements	Valid ITIN card or IRS ITIN letter plus unexpired government photo ID						
Income	- DSCR = Gross Income / Proposed PITIA (or ITIA for interest-only loans). - Borrower income is not required - DSCR < 1 requires min FICO 680 0.75 <= DSCR < 1 Cash-Out: max 70% CLTV - DSCR < 0.75 Cash-Out: max 65% CLTV						
Ineligible Property Types	Mixed-Use 5+ Unit Multifamily Manufactured Housing Barndominium						
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						
Loan Amount	Min - \$75,000 Max - \$3,000,000						
Loan Purpose	Buisness Purpose Only						
Minimum Contribution	10% borrower contribution for investment property						
New Construction	- Max CLTV on PUD is 75% for FL - Max CLTV for Condo 70% for FL - 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 guidelines) - Cash Out transactions are only allowed for non-permanent residents min FICO 700 - Foreign Nationals are not allowed (See Foreign National program)						

Occupancy Types	▫ Investment properties Only
Points & Fees	▫ Total Borrower Paid Points and Fees must be less than 5% (including Lender fees) ▫ Broker's Maximum Compensation 3.00% (Borrower Paid) ▫ Lender Credit Max 2.75 points ▫ 3rd Party Processing Fee part of broker's comp & capped at max allowed comp ▫ Third Party's Processing Fee allowed with 3rd party processing NMLS# and Invoice
Power of Attorney	▫ Prohibited
Reserves	▫ Loan amount <= 1,000,000: min 3 months ▫ Loan amount >1,000,000 and <=2,000,000: min 6 months ▫ Loan amount >2,000,000: min 12 months
Residency	▫ Evidence of lawful U.S. residency; immigration documents current at note date
Rural Properties	▫ Min 700 FICO under ITIN overlay Max LTV 70%
Seller Concessions	▫ 6% if 80% CLTV or less ▫ 4% if CLTV greater than 80%
Short Term Rental (Excl Condotel)	▫ Allowed up to max 80% LTV
Terms	▫ 30yr Fixed 40yr Fixed
Title	▫ Individuals or ▫ LLCs / Corp (Max 4 owners, all must be borrowers & guarantors on the transaction)
1031 Exchange	▫ Eligible for ITIN Borrowers

Additional Requirements

Prepayment Penalty	▫ Investment Only ▫ Max PP Term - 5 years ▫ 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) ▫ 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 (5+ units) properties are not allowed ▫ Leasehold
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IMPORTANT RESTRICTIONS / QUICK FLAGS

- Cash-out refinance is not eligible for ITIN borrowers.
- ITIN eligibility is capped at 70% LTV/CLTV, \$1.5MM, 700 FICO, and DSCR ≥1.00 even when the standard DSCR matrix permits broader eligibility.
- FTHB: max \$1MM; max 70% CLTV; minimum 700 FICO under ITIN overlay; DSCR ≥1.00; no STR; no I/O; payment shock above 300% is ineligible.
- Interest-only qualification uses ITIA; FTHB is not eligible for I/O.
- Prepayment penalties must comply with state law and investor restrictions; individual vesting can change eligibility in certain states.

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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