Forge Capital Lending Non-QM Eligibility Matrix

PRIME - DSCR 5-8 Unit Program

Effective Date: 9/22/25

LOAN TYPE RESTRICTIONS				
Loan Amount	**FICO**	**Purchase**	**Rate / Term**	**Cash-Out**
≤ $2,500,000	720	75%	75%	70%
	700	75%	75%	70%
	680	70%	70%	65%
Min DSCR	1.15x			
Interest Only	Reduce max LTV by 5%			
Mortgage History	0x30x24			
FC / SS / DIL Seasoning	84 Months			
Chapter 7/11/13 BK Seasoning	84 Months			

PROGRAM PARAMETERS	
Limits	
Minimum Loan Amount	$350,000
Maximum Loan Amount	$2,500,000
Maximum Cash Out	$500,000

PRODUCT TERM OPTIONS
5/6 ARM - 5/6 ARM-IO - 30Y Fixed - 30Y Fixed-IO
Interest-Only Terms: 10yr IO, 20yr Am, 30yr Term

PRODUCT TYPE RESTRICTIONS	
Occupancy	Business Purpose Investment Properties only
Property Types	5-8 Unit Residential Properties; **No Mixed Use or Commercial**
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)
Reserves	**6 Months PITIA**
Unleased / Vacant Units	Max 2 vacant units | Vacant Unit(s) - use 75% of market rents for DSCR calculation
Lease / Gross Income	Leased - use lower of estimated market rent or lease agreement | Unleased - use 75% of market rents Copies of any existing leases must be provided (both purchase and refi transactions) **Short-term rental income not eligible**
Eligible Borrowers	Defined as borrowers with ***12-month history of investment property ownership in the most recent 12 months*** **First-Time Investors *Not Allowed***
Entity Borrowers	**LLC Borrowers Allowed**: see guidelines for details; **Personal Guarantor required w/ minimum 25% ownership* ; Domestic LLCs only
Acreage / Rural	Max 2-acres | **Rural Ineligible**
Subordinate Financing	Not Allowed
Assets	Sourced or seasoned for 60 days
Credit	*3 tradelines reporting for 12+ months* or *2 tradelines reporting for 24+ months all with activity in the last 12 months* *1 mortgage or installment tradeline for 36+ months with activity in the last 12 months* | Acceptable tradelines must show 0x60 in most recent 12 months from application date ***Qualifying FICO*** : *Lower mid score of all borrowers* / guarantors | Limited Tradelines **not allowed**
Appraisal Requirements	One (1) full appraisal - acceptable forms below - and a Commercial BPO are required on all properties Acceptable forms: FHLMC 71A, FNMA 1050, or similar short form used to appraise 5+ residential properties The following attachments are required for appraisal reports: Rent Roll | Income and Expense Statement Photos of subject including exterior / interior and street Aerial Photo | Sketch or floor plan of units | Map Plot Plan or survey Appraiser Qualifications
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% Stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see Forge Capital Lending Operational Prepayment Penalty Matrices for State restrictions.
Seller Concessions	Up to 3% towards closing
Ineligible States	***Delegated: HI - lava zones 1 & 2 ; Baltimore City, MD Non-Delegated: HI - lava zones 1 & 2 ; Baltimore City, MD***

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