Forge Capital Lending Non-QM Elligibility Matrix

PRIME - Profit and Loss Program

Effective Date 10/19/2026

Maximum LTV/CLTV – Primary Residence

Minimum Credit Score	Maximum Loan Amount	P&L Statement Only, P&L Statement with 2 Mo Bank St		
		Purchase	Rate/Term	Cash-Out
720	1,000,000	**80**	75	70
	1,500,000	**80**	75	70
	2,000,000	**80**	75	70
	2,500,000	75	70	70
	3,000,000	70	NA	NA
700	1,000,000	**80**	75	70
	1,500,000	**80**	75	70
	2,000,000	**80**	75	70
	2,500,000	75	70	65
	3,000,000	70	NA	NA
680	1,000,000	80	75	70
	1,500,000	80	75	70
	2,000,000	75	70	65
	2,500,000	70	65	60

Maximum LTV/CLTV – Second Home / Investment

Minimum Credit Score	Maximum Loan Amount	P&L Statement Only, P&L Statement with 2 Mo Bank St		
		Purchase	Rate/Term	Cash-Out
720	1,000,000	**80**	75	70
	1,500,000	**80**	75	70
	2,000,000	**80**	75	70
	2,500,000	75	70	70
700	1,000,000	**80**	75	70
	1,500,000	**80**	75	70
	2,000,000	**80**	75	70
	2,500,000	75	70	65
680	1,000,000	**80**	75	70
	1,500,000	**80**	75	70
	2,000,000	75	70	65
	2,500,000	70	65	60

Property Type

Single Family: Attached, Detached

2-4 Unit and Condominium: Max LTV/CLTV 85%

Condo Hotel (Condotel): Max LTV/CLTV 85%, Max Loan Amount $2,500,000 Rural: Max LTV/CLTV 80% Purchase, 75% Refinance

Housing History

Housing History:	1x30x12	0x60x12	0x90x12
Max LTV/CLTV: Purchase	See matrix above	80	70
Max LTV/CLTV: Refinance	See matrix above	75	NA
Max Loan Amt:	See matrix above	$1,500,000	$1,000,000

Credit Event Seasoning

BK/FC/SS/DIL/PreFC/MC:	>= 36 Mo	>= 24 Mo	>= 12 Mo
Max LTV/CLTV: Purchase	See matrix above	80	70
Max LTV/CLTV: Refinance	See matrix above	75	NA
Max Loan Amt:	See matrix above	$1,500,000	$1,000,000

Forbearance, Modification, or Deferral: <= 12 Mo to be treated as 0x90x12

State Eligibility

Ineligible Locations:

o Investor occupancy in Baltimore City, MD, and Philadelphia County, PA

o Puerto Rico, Guam, & the US Virgin Islands

State Overlays for CT, FL, IL, NJ, NY: Max LTV/CLTV limited to 85% for purchase and 80% for refinance, max loan amount limited to $2.0MM

Declining Market

If appraisal report identifies the property in declining market, max LTV/CLTV is limited to 85% for purchase and 80% for refinance, max loan amount limited to $2.0MM

General Requirements

Product Type	Fixed Rate Terms: 30, 40 years 5/6 ARM, 7/6 ARM, 10/6 ARM with 30 and 40-year terms; ARM 40-year term must be combined with interest only feature		
Interest Only	Min Credit Score: 660	Max LTV: 90%	30 and 40-year total loan terms, qualification based upon remaining term (amortized) after expiration of interest only period
Loan Amounts	Min: 150,000	Max: 4,000,000	
Loan Purpose	Purchase, Rate/Term, and Cash-Out		
Occupancy	Primary, Second Home, Investment		
Eligible Borrower	U.S. Citizen	Permanent Resident Alien	Non-Permanent Resident Alien: Max LTV/CLTV 80%
Acreage	Property up to 20-acres		
Cash-In-Hand	Max: Unlimited		
Appraisals	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained. 2nd Appraisal required for loans > $2,000,000.		

FORGE CAPITAL LENDING
Finding Solutions.. Funding Possibilities.

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Income Requirements		
Profit & Loss Statement Only	12- or 24-months CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return housing Min 36 months credit event seasoning	Max 1x30x12
P&L Statement with Two Months Bank Statements	12- or 24-months CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent business tax return business bank statements for the most recent two (2) months reflected on the P&L Statement Max 1x30x12 housing Min 36 months credit event seasoning	Two (2) months

Underwriting Requirements			
Credit Score	Use representative credit score of the borrower with the highest qualifying income o Representative score for each borrower is the lower of two (2) or middle of three (3) credit scores	**Tradelines**	Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity. If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived
Assets	Min of 30-days asset verification required; any large deposit must be sourced	**Reserves**	LTV <= 80%: 3-months of PITIA LTV 80.01 to 85%: 6-months of PITIA LTV > 85%: 12-months of PITIA Loan Amount > $1.5M: 9-months of PITIA Loan Amount > $2.5M: 12-months of PITIA Cash-out may be used to satisfy requirement
Gift Funds	Min contribution: 5% primary/second home, 10% investment Primary/Second Home Only: o 100% gift funds allowed when using Standard Doc 12- or 24-months and Alt Doc Bank Statement 12- or 24- months o Max 80% LTV/CLTV o Borrowers must meet reserve and residual income requirements	**DTI Requirements**	Max: 50% o See FTHB guidelines for DTI restrictions Primary Residence - Up to 55% allowed: o Min residual income of $3,500 o Max LTV/CLTV <= 80% o Standard Doc 2-years o Minimum 6- months reserves o First time homebuyer not eligible o Min credit score: 660
		Document Age	120-days

Prepayment Penalty – Investment Only		
Prepayment Penalty – Investment Only	Acceptable structures include the following: Fixed percentage of no less than 3% Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years Example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%) Six (6) months of interest on prepayments that exceed 20% of original principal balance in a given 12-month time period Prepayment periods up to 5-Years eligible, see rate sheet	**Penalties not allowed** : AK, KS, MI, MN, NM, OH, RI **Penalties not allowed on loans vested to individuals** : IL, NJ **Only declining prepayment penalty structures are allowed** : MS **For PA Only** : Penalties not allowed on 1-2 unit loans with a loan amount less than or equal to the base figure ($329,411 for 2026; adjusted annually). This restriction applies to business purpose loans whether vested to an individual or an entity. 3+ unit loans, or with a loan amount greater than $329,411 are not subject to prepayment restrictions.
Escrows	HPML loans require escrows for property taxes, hazard insurance, and flood insurance (if applicable) See waiver options in Section 2.5.5 – Escrow/Impounds for non-HPML and Business Purpose loans	

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