FORGE CAPITAL LENDING
Finding Solutions... Funding Possibilities.

Forge Capital Lending Non-QM Eligibility Matrix

PRIME - Bank Statement Program

Effective 8/15/25

LTV PROGRAM LIMITS

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Purchase	760 +	**90%**	**90%**	80%	80%	75%	70%
	740 - 759	**90%**	**90%**	80%	80%	75%	70%
	720 - 739	**90%**	**90%**	80%	80%	75%	70%
	700 - 719	**90%**	85%	80%	75%	75%	NA
	680 - 699	85%	85%	80%	70%	70%	NA
	660 - 679	80%	80%	80%	70%	70%	NA

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Rate/Term Refinance	760 +	**85%**	**85%**	80%	75%	70%	70%
	740 - 759	**85%**	**85%**	80%	75%	70%	70%
	720 - 739	**85%**	**85%**	80%	75%	70%	70%
	700 - 719	**85%**	80%	75%	70%	70%	NA
	680 - 699	80%	80%	75%	70%	70%	NA
	660 - 679	80%	80%	75%	70%	70%	NA

Primary

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Cash Out Refinance	760 +	**80%**	75%	75%	70%	65%	NA
	740 - 759	**80%**	75%	75%	70%	65%	NA
	720 - 739	**80%**	75%	75%	70%	65%	NA
	700 - 719	**80%**	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA
	660 - 679	70%	70%	NA	NA	NA	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Purchase	760 +	**85%**	**85%**	80%	75%	70%	NA
	740 - 759	**85%**	**85%**	80%	75%	70%	NA
	720 - 739	**85%**	**85%**	80%	75%	70%	NA
	700 - 719	80%	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA
	660 - 679	NA	NA	NA	NA	NA	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Rate/Term Refinance	760 +	**80%**	**80%**	75%	70%	65%	NA
	740 - 759	**80%**	**80%**	75%	70%	65%	NA
	720 - 739	**80%**	**80%**	75%	70%	65%	NA
	700 - 719	75%	75%	70%	65%	60%	NA
	680 - 699	75%	75%	70%	65%	60%	NA
	660 - 679	NA	NA	NA	NA	NA	NA

Second Home

	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M	≤ $2.5M	≤ $3.0M	≤ $3.5M
Cash Out Refinance	760 +	**75%**	**75%**	70%	65%	60%	NA
	740 - 759	**75%**	**75%**	70%	65%	60%	NA
	720 - 739	**75%**	**75%**	70%	65%	60%	NA
	700 - 719	70%	70%	65%	60%	60%	NA
	680 - 699	65%	65%	60%	60%	60%	NA
	660 - 679	NA	NA	NA	NA	NA	NA

PRODUCT TYPE RESTRICTIONS

Eligibility	Max LTV Purchase	Max LTV Rate/Term	Max LTV Cash Out
Interest Only	85%	85%	80%
Non-Warrantable Condo	75%	75%	70%
2-4 Unit	85%	80%	75%

PRODUCT TYPE ELIGIBILITY

Eligibility	Description
Eligible Borrowers	US Citizen, Permanent Resident
Occupancy	Owner Occupied, Second Home
Doc Type	12 & 24 month Bank Statement
Debt Ratio	45% Max, 50% Max when LTV is equal to or less than 80%
Mortgage Rating	0 x 30 x 12 months for all mortgages
Credit Event Seasoning	48 Months (BK, FC, SS, FB, Mod)
Reserves	• 0 Months PITIA when LTV <= 65% • 6 Months PITIA when LTV > 65% • 3 Months PITIA for purchase loans with a credit score > 720 and LTV >65 & <= 80 • 12 Months PITIA for loan amounts greater than $1,500,000 regardless of LTV Cash Out can be used for reserves
Loan Amount	Minimum loan amount $100,000 & Maximum loan amount $3,500,000
Fixed Products	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
Interest Only Term	120 Months • Qualify off of 30 year amortization, min FICO 680
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo 10 acres maximum Rural properties are subject to a maximum LTV of 80%
Non - Warrantable Condo	680 Min FICO, Condotel ineligible
Cash Out Refinance	Maximum cash out proceeds $1,000,000

Bank Statement Expense Factors

Personal Bank Statements

- Borrower maintains separate bank accounts for personal and business, only personal bank statements are used for qualifying.
- The borrower is to provide the most recent 12 or 24 months consecutive personal bank statements and two (2) months business bank statements (to support the borrower does maintain separate accounts, and to show business cash flows in order to utilize 100% of business-related deposits in personal account).
- Deposits to a personal account from sources other than self-employment is not to be included.
- The deposits are analyzed and averaged to determine monthly income. No expense factor used.
- When the borrower is an inter vivos trust, personal bank statements in the name of the trust are allowed for qualification.

Buisness Bank Statements (Personal used as Business Account)

- When using 12 or 24 months of bank statements, no P&L is required.
- If personal and business bank activity are combined in one bank account, borrower is to provide the most recent 24 or 12 months consecutive bank statements from the same account.
- If the type of business operates more efficiently or typically has a materially different expense factor different from above grid, then the expense factor per either a CPA/CTEC/EA letter or P&L may be applied. • The minimum expense factor with CPA letter or P&L is 10%. •

When the borrower is an inter vivos trust, personal bank statements in the name of the trust are allowed for qualification.

Service Business (Offers Services)	# of FULL TIME Employees:		
Examples of Service Business:	0	1-7	>7
Consulting, Accounting, Legal, Bookkeeping, Therapy, Counseling Financial Planning, Insurance, Information Technology	15%	30%	50%
Product Business (Sells Goods)	**# of FULL TIME Employees:**		
Examples of Product Business:	0	1-7	>7
Retail, Food Services, Restaruant, Manufacturing, Contracting, Construction, Yard Care	25%	50%	70%

The minimum expense factor with CPA letter or P&L is 10%

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