



# NON-QM DSCR/NO RATIO SUBMISSION

Please fulfill minimum submission requirements to expedite review and approval.

Thank you for your loan submission. Please complete this form in its entirety and include all required documents, as listed below, with your submission. Only complete submissions will be eligible for the NON-QM DSCR No Ratio Program.

### CONTACT INFORMATION

Broker: \_\_\_\_\_ Acct Executive: \_\_\_\_\_  
 Main Contact, for decisions/questions below: \_\_\_\_\_ Acct Manager \_\_\_\_\_  
 Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Title: \_\_\_\_\_ Email: \_\_\_\_\_

### REQUESTED LOAN TERMS

Borrower: \_\_\_\_\_ Co-borrower: \_\_\_\_\_  
 Borr. Email: \_\_\_\_\_ Cobo. Email: \_\_\_\_\_  
 Loan Amt.: \_\_\_\_\_ Appr. Value: \_\_\_\_\_ LTV \_\_\_\_\_ Purch. Price: \_\_\_\_\_  
 Subject Property: \_\_\_\_\_  
 Property Type:  SFR  2 Units  3 to 4 Units  Condo Occupancy: **INVESTMENT ONLY**  
 Vesting in LLC?  Yes  No *If Yes, provide the complete legal name/address of the LLC entity.*  
 LLC Legal Name: \_\_\_\_\_  
 LLC Address: \_\_\_\_\_  
 Purpose:  Purchase  Rate/Term  Cash-out Term: \_\_\_\_\_  Closed-end 2nd  
 Product Type:  Select 1.25 and Greater  DSCR ≥ 1.00  No Ratio .75—.99  
 Prepayment Penalty:  State Restricted  
 Buydown Feature:  1-0 Buydown  2-1 Buydown  
 Additional Features:  I/O 30 Year  I/O 40 Year  I/O ARM Estimated Closing Date: \_\_\_\_\_  
 How should Forward Lending handle Borrower Credit?\*  Pull new credit  Use attached Broker credit  
 \* *If a credit option is not selected, Forward Lending will pull new credit.*


### BROKER COMPENSATION

Comp. Type:  Borrower Paid (Only) Borrower Paid %: \_\_\_\_\_  
 Loan Processing Fee \$ \_\_\_\_\_

### REQUIRED DOCUMENTATION CHECKLIST

- Completed Forward Lending NON-QM DSCR/No Ratio Submission form
- Completed 1003 with no employer or income information
- Credit Report for All Borrowers (if using Broker credit reports) no older than 30 days at time of submission
- VOMs for all disclosed financed properties not reporting on credit
- Escrow/Closing 3<sup>rd</sup> Party Fee Sheet disclosing ALL Broker & 3<sup>rd</sup> Party fees
- Insurance Declarations page and contact info *OR* Insurance Quote for the Subject Property with six months' rent loss
- Most recent bank statement covering a 30-day period to support reserve requirements/funds to close, as applicable
- Prelim/Title Commitment with Tax Cert
- Full Appraisal with 1007
- If Purchase:** Purchase Agreement
- If Refinance:** Lease Agreements for subject property only
- If Refinance:** Demand for the subject property mortgage payoff

### SUBMISSION NOTES

<b>Mortgagee Clause:</b> OCMBC, Inc. ISAOA 19000 MacArthur Blvd., Suite 200 Irvine, CA 92612	<b>Forward Lending Fees:</b> <u>All States:</u> Appraisal Review..... \$150 <u>All States except NC&amp; NJ:</u> Underwriting..... \$1,995 <u>NC and NJ:</u> NC Application..... \$1,995 NJ Origination ..... \$1,995	<b>Forward Lending Contacts:</b> <i>for General Inquiries</i> Corporate Office Phone: (844) 941-5626 Lock Desk Email: <a href="mailto:lockdesk@forwardlendingmtg.com">lockdesk@forwardlendingmtg.com</a> Non-QM Scenario Desk: <a href="mailto:nonqmscenario@forwardlendingmtg.com">nonqmscenario@forwardlendingmtg.com</a>	 <b>Corporate Office:</b> 19000 MacArthur Blvd., Suite 300 Irvine, CA 92612 NMLS 2125 <a href="http://www.forwardlendingmtg.com">www.forwardlendingmtg.com</a>
--	--	--	---