

**FORWARD  
LENDING**



[www.ForwardLendingMtg.com](http://www.ForwardLendingMtg.com)

**844.941.5626**



# Forward Lending

We Keep You Moving Forward

Speed, Quality, Service

Forward Lending provides Speed, Quality and Service. Our combination of wholesale loan products and wholesale loan rates in the industry surpass the competition. We understand our clients need loan programs that give you the competitive edge with your customers. With a variety of different home loan products and programs to choose from including unique, Non-QM loan portfolio products, there's no other place to look than *FORWARD*.

## Licensed States



# WEBINAR HOSTS



**Jenny Beck, Director of Learning and Development**



# AGENDA

- **Specials!**
- **Closed End Seconds Highlights**
  - **Concurrent**
  - **Stand Alone**
- **Resources**
- **Q&A**





# FREE TRAINING FOR TEAMS

## THE TRACK

- Receive free training on one of the most powerful tools to help you close more loans, The Track.
- Learn how to submit, price, disclose your loan in minutes using our new TPO portal.
- Get an edge on the competition and expand your business at the same time with The Track.
- Schedule training now and reserve a spot for you and your team.
- Training available now!  
<https://forwardlendingmtg.com/the-track/>



# MOVE AHEAD OF THE PACK WITH OUR SPECIALS

Take advantage of November Purchase Specials on Non-QM, Conventional and Government for a limited time.

## Non-QM Purchase Special

- 25BPS improvement on all Non-QM Purchase Loans Only with FICO >= 720 and LTV <=75%
- Excludes "Select" Credit Grade
- Excludes Refinance Loans

## Conventional & Government Purchase Special

- 25BPS improvement on all Conventional & Government Purchase Loans Only, both Conforming Balance and High Balance
- Excludes "Select" Credit Grade, DPA's, Seconds (CES), and Jumbo Loan Programs
- Excludes Refinance Loans

*\* For loans locked 11/1/2023 through 11/30/2023.*

Restrictions apply. Contact your AE for more information.

Restrictions apply. Contact your Account Executive to learn more. Offers are for new loans locked November 1st through November 30th, 2023. The Special is subject to change at anytime. Visit our website for further information regarding our specials: [ForwardLendingMtg.com](https://ForwardLendingMtg.com). This is a business-to-business communication directed at mortgage brokers only and not intended for or directed at consumers.

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Restrictions apply on Specials. Contact your AE for full details.

Intended for Mortgage/Real Estate Professionals



# CLOSED END SECONDS





# CLOSED END SECONDS

## Reach more clients with Closed-End Second Mortgages!

Closed-End Second Mortgages (CES) provide the option to tap into the equity of a home to access cash without affecting the rate of the original loan.

Some of the Benefits:

- ✓ Get cash out without refinancing existing loan
- ✓ Lowers the down payment on a home purchase when paired with a first
- ✓ Pay for large purchases without having to take out other high interest loans





# CLOSED END SECONDS

## Program Highlights

- **Concurrent** UW to follow 1<sup>st</sup>
- **Standalone**
  - Refer to Matrix to see what permissible
- FICO Down to 660
- Max CLTV 90% on Primary Residence
- Max CLTV 75% on Second Homes
- Max CLTV 75% on 2-4 Units properties
- Terms: 10, 20, 30-year fixed terms
- SFR, PUD, 2-4 Unit, Condo
- Investment Properties!
- Minimum Loan Amount \$100,000
- Maximum Loan Amount \$500,000
- Maximum Combined Liens = \$2,500,000
- Housing History – 0x30x12
- 1<sup>st</sup> lien must be \$1.00 higher than the 2<sup>nd</sup> lien
- Major Derogatory Credit- **7 years** seasoning
- Forbearance w/missed payments – **4 years** seasoning

\*refer to our complete matrix on our wholesale website



# CLOSED END SECONDS

## Product Features

- ✓ Fixed Term Loans
- ✓ Fully Disbursed at Closing
- ✓ 2<sup>nd</sup> lien only
- ✓ Qualifying rate= Note Rate
- ✓ Qualifying payment= Fully amortized payment
- ✓ Secondary Valuation required on ALL loans

\*refer to our complete matrix on our wholesale website



**Concurrent Close & Standalone Eligibility Matrix**

Loan Amount	Occupancy	Property <sup>2</sup>	Full Doc					Alt Doc & DSCR				
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	90%	90%	85%	80%	75%	85%	85%	80%	75%	70%
\$ 500,000			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo	80%	80%	80%	75%	70%	75%	75%	70%	65%	60%
\$ 500,000			75%	75%	70%	65%	60%	65%	65%	60%	55%	50%
\$ 350,000	Second Home	SFR/PUD/Condo	80%	80%	80%	75%	60%	75%	75%	70%	65%	60%
\$ 500,000			70%	70%	70%	65%	60%	65%	65%	60%	55%	50%

<sup>1</sup>5% CLTV reduction for declining market  
<sup>2</sup>75% max CLTV on 2-4 Unit

Details	Concurrent Close	Standalone Close
Max LTV/CLTV/HCLTV	More restrictive of 1st lien program or Eligibility Matrix	Refer to Eligibility Matrix
Property Type	2-4 Unit - 75% max CLTV (Second Home ineligible) Condo - 75% max CLTV Non-Warrantable Condo - 75% max CLTV	
Alt Doc - One Yr Self Employed, WVOE Only, 1099 Only	5% CLTV reduction	
ITIN	75% max CLTV	
DACA	75% max CLTV	
Foreign National	700 min FICO   70% max CLTV	
Eligible 1st liens	OCMBC products	Refer to Ineligible 1st Liens - Standalone Close
Minimum Loan Amount	\$100,000	
Max Combined Liens	\$2.5MM   1st lien must be \$1 higher than 2nd lien	
DTI	<ul style="list-style-type: none"> <li>≤ 80%: More restrictive of 1st lien requirement or 50% max DTI</li> <li>&gt; 80%: More restrictive of 1st lien requirement or 45% max DTI</li> </ul>	<ul style="list-style-type: none"> <li>≤ 80%: 50% max DTI</li> <li>&gt; 80%: 45% max DTI</li> </ul>
DSCR	<ul style="list-style-type: none"> <li>More restrictive of 1st lien requirement or ≥ 1.00 DSCR</li> <li>&gt; 80% CLTV - 1.25 min DSCR</li> </ul>	<ul style="list-style-type: none"> <li>≥ 1.00 DSCR</li> <li>&gt; 80% CLTV - 1.25 min DSCR</li> </ul>
Vacant/Unleased (DSCR)	Ineligible (refis only)	
STR (DSCR)	5% CLTV reduction	
Credit Event (BK,SS,FC,DIL)	48 Months   Multiple credit events ineligible	
Housing History	0 X 30 X 12	
Seasoning	Seasoning not required	6 mos seasoning required on existing first mortgage
Recently Listed Properties	Properties listed for sale ≤ 6 mos ineligible (refis only)	
Appraisal	1st lien appraisal used	<ul style="list-style-type: none"> <li>≤ \$250,000 - AVM allowed w/ ≥ .90 Score &amp; FSD ≤ .10 (DSCR, Condos, FEMA declared areas require full appraisal)</li> <li>&gt; \$250,000 - Full appraisal required</li> <li>Transferred appraisals allowed</li> </ul>
Secondary Valuation	Required on all loans, acceptable product options: <ul style="list-style-type: none"> <li>AVM w/ ≥ .90 Score &amp; FSD ≤ .10</li> <li>Desk Review</li> <li>Field Review</li> <li>Exterior-only Appraisal</li> <li>Full Appraisal</li> </ul>	
Compliance	<ul style="list-style-type: none"> <li>Allowable points and fees not to exceed the more restrictive of state law or 5.000%, State and Federal High-Cost loans not allowed</li> <li>Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements</li> <li>All closed end seconds follow TRID disclosing and wait period requirements</li> </ul>	
Qualifying Payment - Sr Liens	<ul style="list-style-type: none"> <li>TRID ARMs: Greater of fully indexed rate or Note rate</li> <li>TRID Fixed: Note rate</li> <li>TRID I/O: Fully amort payment over term after IO</li> <li>Non-TRID ARMs: Note rate</li> <li>Non-TRID Fixed: Note rate</li> <li>Non-TRID IO: IO payment based on Note rate w/ 120 IO term</li> </ul>	
Reserves	Follow 1st lien program requirements	None required
Title	Full Title policy covering both liens	<ul style="list-style-type: none"> <li>≤ \$250,000: O &amp; E Property Report</li> <li>&gt; \$250,000: Full Title Policy</li> </ul>
Underwriting	More restrictive of 1st lien requirements or product guidelines	Follow Full Doc, Alt Doc & DSCR program guidelines

**Additional Product Details**

Eligible Borrowers	US Citizens   Permanent Resident Aliens   Non-Permanent Resident Aliens   ITIN   Foreign Nationals   First time Homebuyers
Geographic Restrictions	US Territories & following states ineligible: AL, AK, CO, NY, TX, VT, WV, WY
Licensing	Closed end seconds may only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located
Min Square Footage	SFR: 600 sq ft   Condo: 500 sq ft   2-4 Unit: 400 sq ft

**Loan Programs**

Fixed Fully Amortized	<ul style="list-style-type: none"> <li>10-Year Fixed (120 Months)</li> <li>20-Year Fixed (240 Months)</li> <li>30-Year Fixed (360 Months)</li> </ul>
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**Program Codes**

630CC - Concurrent 30 yr fixed	630NQCC - Non-QM Concurrent 30 yr fixed
630SA - Standalone 30 yr fixed	630NQSA - Non-QM Standalone 30 yr fixed
620CC - Concurrent 20 yr fixed	620NQCC - Non-QM Concurrent 20 yr fixed
620SA - Standalone 20 yr fixed	620NQSA - Non-QM Standalone 20 yr fixed
610CC - Concurrent 10 yr fixed	610NQCC - Non-QM Concurrent 10 yr fixed
610SA - Standalone 10 yr fixed	610NQSA - Non-QM Standalone 10 yr fixed

**Product Features**

Closed End Second (CES)	<ul style="list-style-type: none"> <li>Fixed term loan</li> <li>Fully disbursed at closing, no draw feature</li> <li>Eligible as 2nd lien only</li> <li>Must subordinate to OCMBC 1st mortgage when concurrent close</li> <li>Qualifying rate is note rate</li> <li>Qualifying payment is fully amortized payment</li> </ul>
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**Product Restrictions (Not Permitted)**

Borrowers		
<ul style="list-style-type: none"> <li>Land Trusts</li> <li>Less than 18 years old</li> </ul>	<ul style="list-style-type: none"> <li>Life estates</li> <li>Party to a lawsuit</li> </ul>	<ul style="list-style-type: none"> <li>Trust Estates</li> <li>With diplomatic immunity</li> </ul>
Transactions		
<ul style="list-style-type: none"> <li>Assumable loans</li> <li>Community Seconds</li> <li>Concurrent close with a lender other than OCMBC</li> </ul>	<ul style="list-style-type: none"> <li>Escrow holdbacks</li> <li>High Cost Loans</li> <li>Income produced, or in relation to, cannabis, hemp</li> </ul>	<ul style="list-style-type: none"> <li>Property listed for sale within the last 6 months (refinance transactions only)</li> </ul>
1st Liens - Concurrent Close		
<ul style="list-style-type: none"> <li>Agency and Non-Agency fixed rate and ARMs with initial fixed term &lt; 5 years</li> <li>FHA, VA or USDA mortgages</li> </ul>	<ul style="list-style-type: none"> <li>High-LTV Refinance</li> <li>HomeOne</li> <li>HomePath</li> </ul>	<ul style="list-style-type: none"> <li>HomeReady with Reduced Mortgage Insurance Option</li> <li>HomeStyle</li> </ul>

**1st Liens - Standalone Close**

<ul style="list-style-type: none"> <li>Balloon notes or features</li> <li>Construction or renovation loans</li> <li>Home equity line of credit</li> </ul>	<ul style="list-style-type: none"> <li>Land Trusts</li> <li>Loans in active forbearance</li> </ul>	<ul style="list-style-type: none"> <li>Negative amortization</li> <li>Renovation loans</li> <li>Reverse mortgages</li> </ul>
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**Property Types**

<ul style="list-style-type: none"> <li>Agricultural zoned properties</li> <li>Bed and Breakfast</li> <li>Churches</li> <li>Commercial and mixed-use</li> <li>Condo hotels and condotels</li> <li>Co-Ops</li> <li>Domes or geodesic domes</li> <li>Dwelling w/more than 4 units</li> <li>Fractional ownership</li> <li>Hawaii properties in lava</li> </ul>	<ul style="list-style-type: none"> <li>Houseboats</li> <li>Leasehold properties</li> <li>Log homes</li> <li>Manufactured or mobile homes</li> <li>Projects that offer unit rentals daily, weekly or monthly</li> <li>Properties &gt; 25 acres</li> <li>Property not accessible</li> </ul>	<ul style="list-style-type: none"> <li>Properties not suitable for year-round occupancy</li> <li>Properties with PACE obligations</li> <li>Properties with zoning violations</li> <li>Rural properties</li> <li>Solar Panels that affect first lien position</li> <li>Vacant land or land</li> </ul>
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# PRICING IN THE TRACK

**Mortgage Information**

**Non-QM**  No  Yes

Loan purpose \* Refinance ▾

Purpose of refinance \* CashOut ▾

Cash Out Amount \* 120,000

Lien position  First  Second

Doc type \* Full ▾

Loan term 30 Year ▾

Amortization  Fixed  ARM

Mid FICO \* 740

DTI \* 40.00

Buydown Type ▾

Is there a Co-Borrower?  No  Yes

Prepay Period None ▾

Months of Reserves \* 6

Waive escrows  No  Yes

Self Employed  No  Yes

Interest Only  No  Yes

Citizenship US Citizen ▾

Mortgage Lates?  No  Yes

Foreclosure?  No  Yes

Bankruptcy?  No  Yes

**Property Information**

Property zip \* 92503

Property state \* CA ▾

Property city \* Riverside

Channel \* Wholesale ▾

Price Group

Comp source Borrower Paid ▾

Comp %: 2.500

Fixed Fee: 0

Min: 1,000

Max: 8,000

Base: Total Loan Amount ▾

UW fee buyout \*  No  Yes (Fee bought-out)

Est. value \* 680,000

Loan amount \* 120,000

1st Mtg Amount \* 390,000

LTV \* 17.647

CLTV 75.000

Property type \* SFD ▾

Units 1 ▾

Occupancy type \* Primary ▾

Rate	APR	30 Day Price	Rebate/Discount	P&I
Forward Lending Wholesale - NANQ Standalone Closed End Second Full Doc 30 Yr Fixed ⓘ				
9.500	9.809	97.375 ⓘ	\$3,150	\$1,009
9.625	9.876	97.875 ✓	\$2,550	\$1,019
9.750	9.943	98.375 ✓	\$1,950	\$1,030
9.875	10.009	98.875 ✓	\$1,350	\$1,042
10.000	10.075	99.375 ✓	\$750	\$1,053
10.125	10.170	99.625 ✓	\$450	\$1,064
10.250	10.265	99.875 ✓	\$150	\$1,075
10.375	10.375	100.125 ✓	(\$150)	\$1,086
10.500	10.500	100.375 ✓	(\$450)	\$1,097
10.625	10.625	100.625 ✓	(\$750)	\$1,108
10.750	10.750	100.875 ✓	(\$1,050)	\$1,120
10.875	10.875	101.125 ✓	(\$1,350)	\$1,131
11.000				

Rate	APR	30 Day Price	Rebate/Discount	P&I
Forward Lending Wholesale - NANQ Concurrent Closed End Second Full Doc 30 Yr Fixed ⓘ				
9.500	9.809	97.375 ⓘ	\$3,150	\$1,009
9.625	9.876	97.875 ✓	\$2,550	\$1,019
9.750	9.943	98.375 ✓	\$1,950	\$1,030
9.875	10.009	98.875 ✓	\$1,350	\$1,042
10.000	10.075	99.375 ✓	\$750	\$1,053
10.125	10.170	99.625 ✓	\$450	\$1,064
10.250	10.265	99.875 ✓	\$150	\$1,075
10.375	10.375	100.125 ✓	(\$150)	\$1,086
10.500	10.500	100.375 ✓	(\$450)	\$1,097
10.625	10.625	100.625 ✓	(\$750)	\$1,108
10.750	10.750	100.875 ✓	(\$1,050)	\$1,120
10.875	10.875	101.125 ✓	(\$1,350)	\$1,131
11.000	11.000	101.375 ✓	(\$1,650)	\$1,142

# CALCULATION ON OUR WEBSITE

FORWARD LENDING  
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PROGRAMS ▾ RATES RESOURCES ▾ GET APPROVED ABOUT US CONTACT US NEWS SUBMIT ▾ Make A Payment in f @ 🚗

Rev up Your **Second Mortgages**

Now Available! **Non-QM Closed End Seconds Matrix**

Close more equity with **Non-QM Closed-End Second Mortgages**

These loans are not subject to the same requirements as Qualified Mortgages (QMs), making them more accessible to borrowers with less-than-perfect credit. Let Forward Lending help your clients get to the finish line!

Program Highlights

- Purchase, Rate/Term
- Fixed 15- & 30-year
- Credit Scores down to 620
- Loan Amounts to \$500,000

TEMPORARY BUYDOWN CALCULATOR

**CALCULATORS ▾**

- BUYDOWN
- CLOSED END SECONDS & CONCURRENT**
- DSCR

PRIME FORMS

NON-QM FORMS

GUIDELINES LIBRARY

VA SPONSORSHIP FEE PAYMENT

BANK STATEMENT REVIEW FORM

BROKER TRAINING

MARKETING ▾

APPROVED CREDIT VENDORS

ORDER APPRAISAL

WEBINARS

TRAINING

<b>Property Value</b> <input type="text" value="600,000"/> <b>Amortization Term 1st (Years)</b> <input type="text" value="30"/> years	<b>Second Loan Amount</b> <input type="text" value="150,000"/> <b>Amortization Term 2nd (Years)</b> <input type="text" value="30"/> years
<b>First Lien</b> <b>1st Lien Balance (or UPB)</b> <input type="text" value="300,000"/> <b>Interest Rate 1st Lien</b> <input type="text" value="6.000"/>	<b>Second Lien</b> <b>Interest Rate 2nd Lien</b> <input type="text" value="11.000"/>
<b>First Lien LTV</b> <b>50.00 %</b>	<b>Second Lien LTV</b> <b>25.00 %</b>
<b>Combined LTV</b> <b>75.00 %</b>	<b>Estimated Monthly Taxes</b> <b>\$ 625.00</b>
<b>Monthly Taxes</b> <input type="text" value="0"/> <b>Monthly Insurance</b> <input type="text" value="0"/>	<b>Estimated Monthly Insurance</b> <b>\$ 100.00</b>
<b>First Loan Amount</b> <b>\$ 300,000</b>	<b>Second Loan Amount</b> <b>\$ 150,000</b>
<b>First Lien Monthly Payments</b> <b>\$ 1,844.65</b>	<b>Second Lien Monthly Payments</b> <b>\$ 1,428.49</b>
<b>Total Payment</b> <b>\$ 3,273.14</b>	
<b>Blended Rate</b> <b>7.667 %</b>	

# CLOSED END SECONDS THINGS TO KNOW!

## Things To Know!

- Quick Submit Lender Disclosed ONLY in The Track
- Concurrent Closes require 2 loan submissions
- Conditional Approval Prior to Locking
  
- \$995 Underwriting/Application/Origination Fee (state specific)
- Broker Paid Comp ONLY
- Max 2.00 BPC





# Resources, Rates/Matrices Available!

**FORWARD LENDING**  
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PROGRAMS ▾ RATES RESOURCES ▾ GET APPROVED ABOUT US CONTACT US NEWS SUBMIT ▾ [Make A Payment](#) in f o

CONVENTIONAL LOANS ▾  
NON-QM ▾  
CALHFA DPA ▾  
CLOSED END SECONDS ▾  
FHA LOANS ▾  
VA LOANS  
USDA LOANS  
BUYDOWN LOANS ▾  
FHA FAST 100  
REFINOW  
JUMBO LOANS

**Non-QM Buydowns are**  
Give Your Borrowers More Purchasing Power

[Learn More](#)

Our Wholesale Loans Help You Moving In the Right Direction

Concurrent Close & Standalone Eligibility Matrix												
Loan Amount	Occupancy	Property <sup>2</sup>	Full Doc					Alt Doc & DSCR				
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Seasoning			Seasoning not required					6 mos seasoning required on existing first mortgage				
Recently Listed Properties			Properties listed for sale ≤ 6 mos ineligible (refis only)									
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Reserves			Follow 1st lien program requirements					None required				
Title			Full Title policy covering both liens					• ≤ \$250,000: O & E Property Report				

Loan Programs	
Fixed Fully Amortized	<ul style="list-style-type: none"> <li>• 10-Year Fixed (120 Months)</li> <li>• 20-Year Fixed (240 Months)</li> <li>• 30-Year Fixed (360 Months)</li> </ul>
Program Codes	
<ul style="list-style-type: none"> <li>630CC - Concurrent 30 yr fixed</li> <li>630SA - Standalone 30 yr fixed</li> <li>620CC - Concurrent 20 yr fixed</li> <li>620SA - Standalone 20 yr fixed</li> <li>610CC - Concurrent 10 yr fixed</li> <li>610SA - Standalone 10 yr fixed</li> </ul>	<ul style="list-style-type: none"> <li>630QCC - Non-QM Concurrent 30 yr fixed</li> <li>630QSA - Non-QM Standalone 30 yr fixed</li> <li>620QCC - Non-QM Concurrent 20 yr fixed</li> <li>620QSA - Non-QM Standalone 20 yr fixed</li> <li>610QCC - Non-QM Concurrent 10 yr fixed</li> <li>610QSA - Non-QM Standalone 10 yr fixed</li> </ul>
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Product Restrictions (Not Permitted)	
Borrowers	
<ul style="list-style-type: none"> <li>• Land Trusts</li> <li>• Less than 18 years old</li> </ul>	<ul style="list-style-type: none"> <li>• Life estates</li> <li>• Party to a lawsuit</li> </ul>
	<ul style="list-style-type: none"> <li>• Trust Estates</li> <li>• With diplomatic immunity</li> </ul>
Transactions	
<ul style="list-style-type: none"> <li>• Assumable loans</li> <li>• Community Seconds</li> <li>• Concurrent close with a lender other than OCMBC</li> </ul>	<ul style="list-style-type: none"> <li>• Escrow holdbacks</li> <li>• High Cost Loans</li> <li>• Income produced, or in relation to, cannabis, hemp</li> <li>• Property listed for sale within the last 6 months (refinance transactions only)</li> </ul>
1st Liens - Concurrent Close	
<ul style="list-style-type: none"> <li>• Agency and Non-Agency fixed rate and ARMs with initial fixed term ≤ 5 years</li> <li>• FHA, VA or USDA mortgages</li> </ul>	<ul style="list-style-type: none"> <li>• High-LTV Refinance</li> <li>• HomeOne</li> <li>• HomePath</li> <li>• HomeReady with Reduced Mortgage Insurance Option</li> <li>• HomeStyle</li> </ul>
1st Liens - Standalone Close	
<ul style="list-style-type: none"> <li>• Balloon notes or features</li> <li>• Construction or renovation loans</li> <li>• Home equity line of credit</li> </ul>	<ul style="list-style-type: none"> <li>• Land Trusts</li> <li>• Loans in active forbearance</li> <li>• Negative amortization</li> <li>• Renovation loans</li> <li>• Reverse mortgages</li> </ul>
Property Types	

# Marketing Available!

## CLOSED-END SECOND MORTGAGES

### Rev Up Your Pipeline with Closed-End Second Mortgages!

Closed-End Second Mortgages (CES) provide the option to tap into the equity of the home to access cash without it affecting the rate on the original loan. Plus, it gives the ability to borrow a lump sum all at once for whatever they need.

#### Why Closed End Seconds Make Sense:

- Get Cash out without refinancing your existing loan
- Seconds do not require Mortgage Insurance
- Rates on Seconds are often better than lines of credit
- Lower the down payment on a home purchase when paired with a first lien\*
- Pay for a large purchase such as; home improvements, home renovations, college expenses or medical bills.
- Fixed Term rates available
- Purchase, Rate/Term Refinance and Cash-Out Refinance available

#### Program Highlights

- Purchase, Rate/Term Refinance, and Cash-Out Available
- Fixed 15- & 30-year rates available
- Credit Scores down to 660
- Loan Amounts to \$500,000
- Full Doc - Max CLTV 90%
- Alt Doc & DSCR - Max CLTV 85%
- Eligible as 2nd lien only
- Fully disbursed at closing, no draw feature
- Minimum loan amount \$100,000
- No reserve requirements on stand alone seconds
- Cash-Out - Up to 90% CLTV Full Doc
- Cash-Out - Up to 85% CLTV Alt Doc & DSCR
- 80% CLTV Cash-Out Refinance on Investment
- 75% CLTV Cash-Out Refinance on DSCR
- Owner Occ., 2nd Home and Investment Properties
- ITIN, One Year Self Employed and DSCR available

Rev up Your  
Engines with  
**NON-QM  
CLOSED END  
SECOND  
MORTGAGES**  
Now Available!

Close more loans and tap into equity with our Non-QM Closed-End Second Mortgage!

Non-QM Closed-End Second Mortgages can be a great way to access home equity without affecting the first mortgage. These loans are not subject to the same strict lending requirements as Qualified Mortgages (QMs), making them more accessible to borrowers with less-than-perfect credit or Non-Traditional income documentation.

#### Program Highlights:

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# CONTACT US

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# THANK YOU

## FORWARD LENDING



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