

# Rev up Your Engines with **NON-QM CLOSED END SECOND MORTGAGES**

## Close more loans and allow your borrowers to tap into their equity with our Non-QM Closed-End Second Mortgage!

Non-QM Closed-End Second Mortgages can be a great way for borrowers to access their home equity without affecting their 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. Let Forward Lending help your clients get to the finish line!

### Program Highlights:

- Purchase, Rate/Term Refinance, and Cash-Out Available (Max \$500k)
- Fixed 10, 20, & 30 year rates available
- Credit Scores down to 660
- Loan Amounts to \$500,000
- Full Doc - 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 85% CLTV Full Doc
- Up to 80% CLTV Cash-Out Refinance on Investment
- Owner Occ., 2nd Home and Investment Properties

*The following states are ineligible: AK, NY, TN, TX, VT, WV, WY. Restrictions apply, contact your Account Executive for details. Important to note that a Closed End Second Mortgage may typically have a higher interest rate than the first lien mortgage.*

Forward Lending, 19000 MacArthur Blvd, Ste 300, Irvine, CA 92612 | Phone: 844.941.5626 | Forward Lending is a registered DBA of OCMBC, Inc. NMLS ID #2125. Programs and rates are subject to change without notice. Turn time estimates are not warranted or guaranteed. Intended for use by real estate and lending professionals only and not for distribution to consumers. OCMBC, Inc. is licensed in the following states that require specific licensing disclosures: AZ (#0909401). CA CFL - Loans made or arranged pursuant to the California Financing Law, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act (#4130724). GA Georgia Residential Mortgage Licensee (#20571). IL MB.6759942 Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph, 9th Floor, Chicago, IL 60601 1-888-473-4858. MA Lender (#ML2125). MO Missouri Mortgage Company License #2125 In-State Office: Missouri In-State Branch License #2396190 3636 S. Geyer Road, Suite 100, Office 134, St. Louis, MO 63127. RI Rhode Island Licensed Lender. NJ Licensed by the N.J. Department of Banking and Insurance. VA NMLS ID #2125 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)). Also licensed in AK, AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MS, MT, NC, NE, NH, NM, OH, OK, OR, PA, SC, SD, TN, TX, UT, WA, WI, and WY. Not licensed or conducting business in New York. For more licensing information, visit the Nationwide Multistate Licensing System's Consumer Access website [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org).

Copyright 2024. Revised 02.26.24