FORWARD LENDING

19000 MacArthur Blvd, Suite 300
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period
Borrower Paid Compensation
Effective Date: Thu, June - 13 - 2024

Lock Request | Product Matrix

Non QM Program Pricing

Base Rate / Base Price			
Rate	Full Doc	Alt Doc	DSCR
6.499	97.750	97.750	
6.625	98.000	98.000	
6.750	98.250	98.250	98.750
6.875	98.500	98.500	99.000
6.999	99.000	99.000	99.500
7.125	99.500	99.500	100.000
7.250	99.750	99.750	100.250
7.375	100.000	100.000	100.500
7.499	100.250	100.250	100.750
7.625	100.500	100.500	101.000
7.750	100.750	100.750	101.250
7.875	101.000	101.000	101.500
7.999	101.500	101.500	102.000
8.125	101.750	101.750	102.250
8.250	102.000	102.000	102.500
8.375	102.250	102.250	102.750
8.499	102.500	102.500	103.000
8.625	102.750	102.750	103.250
8.750	103.000	103.000	103.500
8.875	103.250	103.250	103.750
8.999	103.750	103.750	104.250
9.125	104.000	104.000	104.500
9.250	104.250	104.250	104.750
9.375	104.500	104.500	105.000
9.499	104.750	104.750	105.250
9.625	105.000	105.000	105.500
9.750	105.250	105.250	105.750
9.875	105.500	105.500	106.000
9.999	105.750	105.750	106.250
10.125	106.000	106.000	106.500
10.250	106.250	106.250	106.750
10.375	106.500	106.500	107.000
10.499	106.750	106.750	107.250
10.625	107.000	107.000	107.500
10.750	107.250	107.250	107.750
10.875	107.500	107.500	108.000
10.999	107.750	107.750	108.250
11.125	108.000	108.000	108.500
11.250	108.250	108.250	108.750
11.375	108.500	108.500	109.000
11.499	108.750	108.750	109.250

Non QM Prelocks

Non-QM Pre-Locks may be locked for 30 or 45 days
30 day Non-QM Pre-Locks are eligible for up to 15 days of extensions at cost
All Non-QM Pre-Locks must be Submittal Completed/Submitted within 10 days or Lock will be cancelled
All 45 day locks are at a 50bp cost and are not eligible for lock extensions
All Non-QM locks that expire will be subject to a 25bp Relock Fee and Worse Case Pricing

FICO/LTV Price Adjustments									
	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
780+	0.500	0.375	0.250	0.000	-0.125	-0.375	-2.250	-4.250	
760-779	0.375	0.250	0.000	-0.125	-0.375	-0.500	-2.500	-4.500	
740-759	0.250	0.000	-0.125	-0.375	-0.500	-0.750	-2.750	-4.750	
720-739	0.000	-0.125	-0.375	-0.500	-0.750	-1.000	-3.250	-5.250	
700-719	-0.125	-0.375	-0.500	-0.750	-1.250	-1.500	-4.000	-6.000	
680-699	-0.375	-0.500	-0.750	-1.250	-1.750	-2.500	-5.000		
660-679	-0.750	-1.000	-1.500	-2.000	-2.750	-3.500			
640-659	-1.500	-1.750	-2.250	-2.750	-3.750	-4.500			
620-639	-2.250	-2.500	-3.000	-3.500	-4.750	-5.500			
600-619	-3.000	-3.250	-3.750	-4.250	-5.750	-6.500			

Loan Level Price Adjustments	LLPA
DTI ≥50% - All Doc Types	-0.500
ITIN	-1.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
P&L w/ Bk Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-1.000
Debt Consol. ≤ 70% LTV	-0.500
Cash-Out >70% LTV	-1.000
Cash-Out ≤ 70% LTV	-0.500
Cash-Out/Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.500
Second Home	-0.750
No PPP *See PPP Section*	-1.500
6 Months PPP	-1.500
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.000
48 Months PPP	0.250
60 Months PPP	0.500
Escrow Waived	-0.250
NW Condo	-1.000
<$150,000	-1.000
$150,000-$1,000,000	0.000
>$1,000,000	0.250
>$1,500,000	0.000
>$2,000,000	-0.250
>$2,500,000	-0.500
>$3,000,000	-1.000
>$3,500,000	-1.500
>$4,000,000	-1.500
Foreign Nat' With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NOO & 2nd Home >75% LTV	-0.500
Full/Alt NOO & 2nd Home ≤75% LTV	-0.250

State, DSCR Only	
Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

Grades	
Select Standard	1.000
A+	0.250
A	-1.250
B	-1.750
C	-2.250
Select - DSCR	1.000
DSCR (≥1.20)	0.000
DSCR (≥1.00)	0.000
No Ratio (0.75-0.99)	-2.000

Lock Days	
15 Day	0.000
30 Day	0.000
45 Day	-0.500

Min Rate	
>$2,000,000	7.250

Allowable Fees
Click Here

Terms	Caps	Floor
5/6 ARM	2/1/5	Margin
7/6 ARM	5/1/5	
Index	6mo SOFR	
Reset Frequency	6 Mo	

Temporary Guidance See Below Extension Cost

Rates <=8.500% @ 5 bps /day
Rates >8.500% @ 2 bps / day
Extension Cost

Current lock extension costs/policies apply to all active locks, regardless of lock date

All 45 day locks are at a 50bp cost and are not eligible for lock extensions

Loan Term	
15YR Fixed	0.250
30YR Fixed	0.000
30YR IO Fixed	-0.500
40YR Fixed	-0.500
40YR IO Fixed	-0.750
5/6 30YR ARM	0.000
5/6 30YR IO ARM	-0.500
5/6 40YR ARM	-0.500
7/6 30YR ARM	0.000
7/6 30YR IO ARM	-0.500
7/6 40YR ARM	-0.500

Max Price	
Owner Occ/Sec Home	101.000
No PPP	99.000
6 Month PPP	99.000
1YR PPP	101.000
2YR PPP	101.000
3YR PPP	101.000
4YR PPP	101.000
5YR PPP	101.000
>$2,500,000	100.500
80.01-90.00% LTV	101.000
ITIN/Foreign National	101.000
NC Floor Price	99.750

ARM Margins	
Occupancy	Margin
Primary Home	4.000
Second Home	4.000
Investment Home	4.000

NON-QM SPECIAL
25 BPS on all NonQM Loans
*N/A on Select

Lender Credit
1% Max Lender Credit can be utilized for closing costs EXCEPT Broker Compensation

NonQM Price Calculator

Calculator does not verify eligibility.
Please use in conjunction with product matrix.

Wholesale Ratesheet — Thu, June - 13 - 2024

	Inputs	
Interest Rate	Choose a Selection	Reset
LTV Range	Choose a Selection	
FICO Range	Choose a Selection	#N/A
Grade	Choose a Selection	0.000
Doc Type	Choose a Selection	
Additional Adjs	Choose a Selection	0.000
Citizenships	Choose a Selection	#N/A
DTI	Choose a Selection	0.000
Loan Balance	Choose a Selection	0.000
Purpose	Choose a Selection	0.000
Occupancy	Choose a Selection	#N/A
Property Type	Choose a Selection	0.000
Loan Term	30YR Fixed	0.000
Escrow	Escrow Not Waived	0.000
Prepayment Penalty	No PPP *See PPP Section*	-1.500
State	Choose a Selection	0.000
Lock Term	30 Day	0.000
Buydown	No	0.000
Subordinate Financing	No	0.000
	Not Applicable	0.000
	Not Applicable	0.000
	Not Applicable	0.000
Total LLPA		#N/A
Gross Rate Sheet Price (Prior to LLPAs)		#N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		0.000
Final Price →		#N/A

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25 BPS on all NonQM Loans
*N/A on Select

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Borrower Paid Comp Only

Loan Number	Borrower Name

*6 months interest on 80% of the original principal balance
Minimum 3 Year Prepay Required for All Investment/DSCR Loans with LTV's >80%
(States with No PPP >80% is not available)
No PPP price option only allowed where prohibited by State
*PPP is only Allowed on the following:
Non-TRID Loans - Investment
Non-TRID Loans - DSCR

ALL STATES REQUIRE A PPP,STATE LEVEL RESTRICTIONS LISTED BELOW

NEVER ALLOWED IN ALASKA, MAINE, MINNESOTA, AND NEW MEXICO

STATES	PPP REQUIRED WHEN:	PPP STRUCTURES	NO PPP ALLOWED WHEN:
Arkansas	Maximum of 3 years	Max Rates: 3-2-1	Never
Illinois / Cook County	If closed in the name of an individual and rate <8% APR, Cook County >$250k or is a Business Purpose Loan, closed in a Corporation, or LLC	Normal Rates	If closed in the name of an individual and Rate is =>8% APR, Cook County <$250K
Indiana	Fixed Rates	Normal Rates	ARM Loans
Iowa	Maximum of 5 years	Max Rates: 5-4-3-2-1	Never
Kansas	6 Months only	Normal Rates	Never
Kentucky	Always allowed	Max Rates: 3-2-1	Never
Maryland	Maximum of 3 years	Normal Rates	Never
Michigan	Maximum of 3 years	1% Fixed	Never
Mississippi	<8% Interest Rate, Maximum of 5 years	Max rates: 5-4-3-2-1, Unpaid Principle B	= > 8% Interest Rate
Missouri	Always allowed	Max Rates: 2-2-2-2	Never
New Jersey	Closed in name of Corp. or LLC	Normal Rates	Closed in name of individual
Ohio	>= $110,223	Normal Rates	< $110,223
Oklahoma	APOR > 8%, Maximum 2 years	Max Rates: 2-1 Loan AMT Prepaid	Never
Pennsylvania	>$301,022 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=$301,022 and 1-2 Unit
Rhode Island	Maximum of 1 year	2% Fixed	Never
Texas	Purchase, or Non-Homestead Refinances	Normal Rates	Homestead Refinances

Full Doc Column Includes
Tax Returns
1099 Only
Asset Utilization Only
Asset Utilization W/ Full Doc
VOE

Alt Doc Column Includes
12 Bank Statements
12 or 24 CPA P&L
Asset Utlization W/ Bank Stmt

DSCR/No Ratio Column Includes
DSCR
No Ratio

***** Extension Cost**

Temporary Guidance See Below Extension Cost

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Extension Cost

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