



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
 DU Credit Credentials User Name _____ Password _____
 * *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 3rd Party Fee Sheet disclosing ALL Broker & 3rd 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

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