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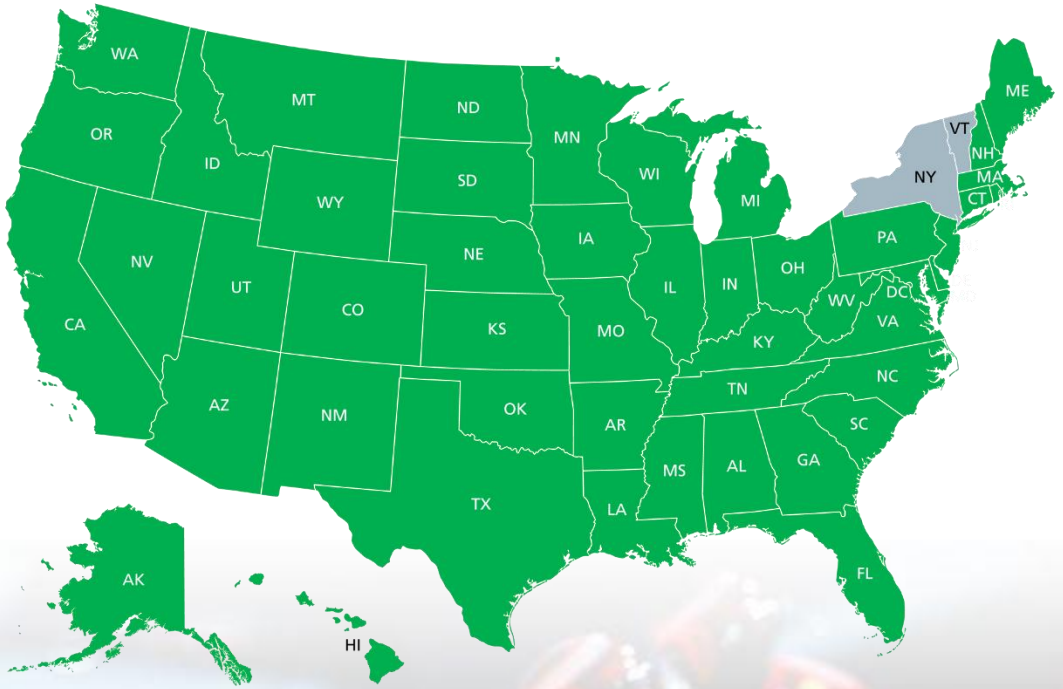
Speed, Quality, Service

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.*



FORWARD LENDING

NON-QM HIGHLIGHTS

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NON-QM FULL & ALT DOC

- LTV's Up to 90% Full and ALT Doc
- Credit
  - Down to 600 FICO (Max 80% LTV)
  - Loan Amounts up to $4M
- Terms
  - 5/6, 7/6 ARM
  - 30yr and 40yr Fixed (true 480-month term)
  - Non-Standard
  - IO Available (not available on 15-year)
  - Temp Buydown available 2:1/1:0 Primary, Second Homes, 30 year fixed only
- Cash in Hand
  - Up to $1.5M cash in hand < = to 65% LTV
  - Up to $1M cash in hand < = to 70% LTV
  - Up to $500K cash in hand > = to 70% LTV
  - Vacant Properties $750K Max

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GENERAL HIGHLIGHTS

- Gift Funds Allowed up to 100%!
- Private Party VORs
  - LTV <= to 80% & >= 660 FICO
  - LTV <= to 70% & >= 600 FICO
- Reserves
  - <= 75% LTV No Reserves (OO and 2nd)
  - <= 70% LTV No Reserves (NOO)
  - > 75% 3 Months (OO and 2nd) / > 70% (NOO)
  - > 80% 6 Months (OO, 2nd and NOO)
  - Higher Loan Amounts and additional properties will require more
    - Loan Amt > $3.0M, 12 Mos; > $2.0M, 6 Mos, cash-out cannot be utilized | 2 Mos for each additional financed property (based on subject property PITIA)

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ALT DOC PROGRAM HIGHLIGHTS

- Bank Statement program
  - Expense Ratio – key factor in qualification
    - Business Statements Down to 30% with **NO CPA letter**
    - Streamlined income calculation / less conditions
    - Business or Personal calculation methods
- P&L program
    - 3 months bank statements to support P&L
    - 10% tolerance → bank statement deposits vs gross revenue
    - Qualifying income = P&L net income / # months it covers (no expense factor)

- One Year Self-Employed – love this program!
    - Prior to being 12-months fully self employed, borrower must be W2 for previous 12 months.
    - Must use 12 months min. bank statements to qualify.
    - Purchase, refi or cash out.

FIXED EXPENSE FACTOR TABLE			
Number of Full-time Employees/Contractors	0–1	2–10	10+
Service Business *	30%	50%	60%
Product Business **	40%	60%	70%
Real Estate Business ***	70%	75%	80%

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ALT DOC PROGRAM HIGHIGHTS CONT.

- Asset Utilization
  - Help add income to your full doc or alt doc deals to get under DTI Caps!
  - Qualify with just Assets (qualifying assets / 60 months = income)
  - Qualify with no DTI qualification (AKA “residual asset method”)
    - Verified assets cover loan amount, DP, CC, reserves and 60 months of liabilities

- WVOE Only
  - NO W-2, Paystub, tax return, or 4506C requirement!
  - Written VOE and 2 months bank statements qualify

- 1099 Only
  - No tax return or CPA requirement!
  - Only two years 1099’s, 4506C for 1099’s, bank statement and **borrower** prepared P&L to qualify

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NON-QM HIGHLIGHTS

QUICK GLANCE AT THE CREDIT GRID FOR FULL & ALT DOC

NonQM "Select" and Grades

Full Doc / Alt Doc Purchase, R/T & C/O | Income Types Include: Full Doc - 12, 24 mos, Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, One Yr Self-Employment, Assets as blended income.

	Select NQM					A+					A				B				C
	FICO to Max LTV/CLTV					FICO to Max LTV/CLTV *(Min 660 FICO)*					FICO to Max LTV/CLTV *(Min 600 FICO)*				FICO to Max LTV/CLTV *(Min 600 FICO)*				*(Min 600 FICO)*
Loan Amount	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+
$ 1,000,000	85%	85%	85%	80%		90%	90%	90%	85%	80%	85%	80%	80%	80%	80%	80%	80%	80%	70%
$ 1,500,000	85%	85%	80%	75%		90%	90%	90%	85%	80%	80%	80%	80%	75%	80%	75%	75%	75%	
$ 2,000,000	85%	80%	75%	75%		85%	85%	85%	80%	75%	75%	75%	75%		70%	65%	50%		
$ 2,500,000	80%	75%	75%	65%		80%	80%	80%	75%	70%	70%	70%			60%	50%			
$ 3,000,000	75%	75%	65%	60%		80%	80%	75%	70%	60%	65%	60%			50%				
$ 3,500,000						70%	70%	60%	60%	50%	50%								
$ 4,000,000						65%	60%	50%											
$ 5,000,000																			
Purchase	Max 85%					Max 90%					Max 85%				Max 80%				Max 70%
Rate & Term	Max 80%					Max 85%					Max 80%				Max 80%				Max 70%
Cash Out	• 5% LTV reduction from Max LTV • Max 75% *Refer to C/O Restrictions for details*					• 5% LTV reduction from Max LTV • Max 80% *Refer to C/O Restrictions for details*					• 5% LTV reduction from Max LTV • Max 75% *Refer to C/O Restrictions for details*				• 5% LTV reduction from Max LTV • Max 70% *Refer to C/O Restrictions for details*				Not allowed
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% Condo Non-Warrantable - NA 2 Unit - 80% 3-4 Unit - 75% Rural - NA					Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% Condo Non-Warrantable - 75% 2 Unit - 85% 3-4 Unit - 80% Rural - 70%					Non-Owner Occupied - 80% 2nd Home - 80% Condo - 80% Condo Non-Warrantable - 75% 2-4 Unit - 80% Rural - 70%				Non-Owner Occupied - 75% 2nd Home - 75% Condo - 75% Condo Non-Warrantable - 70% 2-4 Unit - 75% Rural - 65%				NOO - NA 2nd Home - NA Condo - 65% Condo NW - NA 2-4 Unit - NA Rural - NA
Min Loan Amount	• Full Doc Min. 150K • Alt Doc Min. 150K					• Full Doc Min. 125K • Alt Doc Min. 125K					• Full Doc Min. 125K • Alt Doc Min. 125K				• Full Doc Min. 125K • Alt Doc Min. 125K				• Full Doc Min. 125K • Alt Doc: Not Allowed
Housing History	0 x 30 x 24 | Rent free not allowed					0 x 30 x 12					1 x 30 x 12				1 x 60 x 12				1 x 120 x 12
Credit Event (BK,SS,FC,DIL, CCC)	48 Months					36 Months (12 mos BK 13/CCC w/pay history allowed)					24 Months (Settled BK 13/CCC w/pay history allowed)				18 Months (Settled BK 13/SS/DIL/CCC allowed)				Settled
DTI *50-55% DTI see below* [1]	• Full Doc: Max 45% • Alt Doc: Max 45%					• Full Doc: Max 50%, Max 45% if ≥ 85% LTV • Alt Doc: Max 50%, Max 45% if ≥ 85% LTV					• Full Doc: Max 50%, Max 45% if ≥ 85% LTV • Alt Doc: Max 50%, Max 45% if ≥ 85% LTV				• Full Doc: Max 50% • Alt Doc: Max 43%				• Full Doc: Max 50% • Alt Doc: Not allowed
One Year Self-Employed	Not allowed					• Max 80% LTV • Max 75% LTV - C/O • Min 660 FICO • Bank Stmt. Only					Not allowed				Not allowed				Not allowed
Asset Utilization	Not allowed					• Max 80% LTV • Max 75% LTV - C/O • Max $2m					Max 80% LTV - Pur & R/T • Max $2m				Max 80% LTV - Pur & R/T • Max $2m				Not allowed
1099 Only	Not allowed					• $3.0M Max LA • 2 Most Recent Bank Stmt					• $3.0M Max LA • 2 Most Recent Bank Stmt				• 2 Most Recent Bank Stmt				Not allowed
WVOE Only	Not allowed					• Max 80% LTV • Max 70% LTV - C/O & FTHB • Primary residence only					• Min 620 FICO • Max 80% LTV • Max 70% LTV - C/O & FTHB •Primary residence only				• Min 620 FICO • Max 80% LTV • Max 70% LTV - C/O & FTHB •Primary residence only				Not allowed
ITIN	Not allowed					• 660+ FICO • Max 85% LTV • $1.5M Max LA • > 80% LTV $1M Max LA • NOO Max 80% LTV & Max 75% LTV - C/O • Full Doc & 12 mos Bank Stmt only					• 700+ FICO • Max 80% LTV - Pur • $1.5M Max LA • Full Doc & 12 mos Bank Stmt only				Not allowed				Not allowed
DACA	Not allowed					Max 85% LTV - Pur					Max 80% LTV - Pur				Max 75% LTV - Pur & R/T				Not allowed
Foreign National 2nd Home/NOO	Not allowed					• 700+ FICO • Max 75% LTV - Pur • 65% Max LTV - C/O • $2M Max LA • 12 mos min. reserves required					• 700+ FICO • Max 75% LTV - Pur & R/T • Max 65% LTV - C/O •$2M Max LA • 12 mos min. reserves required				Not allowed				Not allowed
Reserves	6 Months min, *cash-out cannot be utilized*					OO & 2nd Home: ≤ 75% LTV no reserves, > 75% 3 Mos, > 80% 6 Mos NOO: ≤ 70% LTV no reserves, > 70% 3 mos, > 80% 6 Mos All Occupancies: *Cash-out can be utilized*									OO & 2nd Home: ≤ 65% LTV no reserves, > 65% 3 Mos NOO: 3 Mos min, max $2.0M LA All Occupancies: *Cash-out can be utilized*				6 Months min, *cash-out can be utilized*

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DSCR & NO RATIO HIGHLIGHTS

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DSCR & NO RATIO

- LTV's Up to 85% on Purchase/R&T (Unique)
- Credit
  - Down to 620 FICO DSCR
  - Down to 640 FICO No-Ratio (aka > = .75)
- Vesting in LLC - Use the FICO of the largest % holder of an LLC
- Loan Amounts
  - Up to $3.5M
- Terms
  - 30yr and 40yr Fixed (true 480-month term)
  - IO Available (not available on 15-year term)
  - Non-standard
- Brokers do not need to be licensed in states that do not require licensing
- Gift Funds Allow up to 100%!
- Private Party VORs (LoanStream niche!!)
  - LTV <= 80% & >= 660 FICO
  - LTV <= 70% & >= 600 FICO
- 5-8 Unit is now live!!
  - $250k - $2M
  - I/O available

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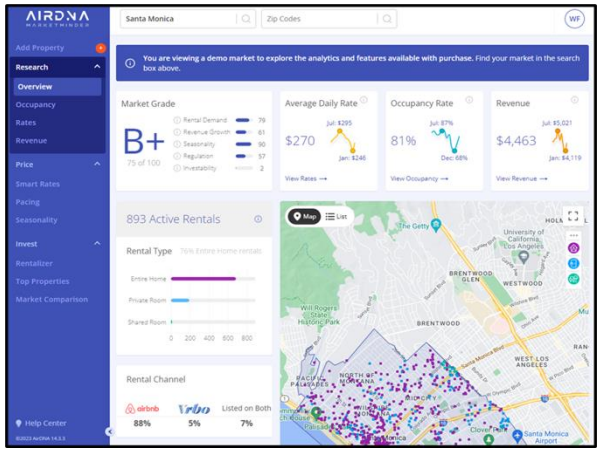
GENERAL HIGHLIGHTS

Vacant / Unleased Properties

- Purchase Transaction Program Max
- Refinance Rate/Term
  - Loan Balance ≤ $1,000,000 – 70% LTV Max
  - Loan Balance ≤ $2,000,000 – 65% LTV Max
- Refinance Cash-Out
  - Loan Balance ≤ $1,500,000 – 60% LTV Max
- Appraisal from FL Preferred AMC only*
- LOE for cause of vacancy

*(contact AE for details)



Short Term Rentals

- Purchase or Refi (R/T & C/O)
- 1 Unit SFR, 2-4 Unit, PUD and Condo eligible
- Experienced investors only
- Apply 20% Management Fee Reduction to Income
- Document Income with 12-month history of payments OR AirDNA/Overview report supported by 1007/1025
- Rural not available
- Vacant ok

NON-QM HIGHLIGHTS

QUICK GLANCE AT THE CREDIT GRID FOR DSCR

NonQM "Select" and Grades

Full Doc / Alt Doc Purchase, R/T & C/O | Income Types Include: Full Doc - 12, 24 mos, Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, One Yr Self-Employment, Assets as blended income.

	Select NQM					A+					A				B				C
	FICO to Max LTV/CLTV					FICO to Max LTV/CLTV *(Min 660 FICO)*					FICO to Max LTV/CLTV *(Min 600 FICO)*				FICO to Max LTV/CLTV *(Min 600 FICO)*				*(Min 600 FICO)*
Loan Amount	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	720+	680+	640+	600+	720+	680+	640+	600+	600+
$ 1,000,000	85%	85%	85%	80%		90%	90%	90%	85%	80%	85%	80%	80%	80%	80%	80%	80%	80%	70%
$ 1,500,000	85%	85%	80%	75%		90%	90%	90%	85%	80%	80%	80%	80%	75%	80%	75%	75%	75%	
$ 2,000,000	85%	80%	75%	75%		85%	85%	85%	80%	75%	75%	75%	75%		70%	65%	50%		
$ 2,500,000	80%	75%	75%	65%		80%	80%	80%	75%	70%	70%	70%			60%	50%			
$ 3,000,000	75%	75%	65%	60%		80%	80%	75%	70%	60%	65%	60%			50%				
$ 3,500,000						70%	70%	60%	60%	50%	50%								
$ 4,000,000						65%	60%	50%											
$ 5,000,000																			
Purchase	Max 85%					Max 90%					Max 85%				Max 80%				Max 70%
Rate & Term	Max 80%					Max 85%					Max 80%				Max 80%				Max 70%
Cash Out	• 5% LTV reduction from Max LTV • Max 75% *Refer to C/O Restrictions for details*					• 5% LTV reduction from Max LTV • Max 80% *Refer to C/O Restrictions for details*					• 5% LTV reduction from Max LTV • Max 75% *Refer to C/O Restrictions for details*				• 5% LTV reduction from Max LTV • Max 70% *Refer to C/O Restrictions for details*				Not allowed
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Min Loan Amount	• Full Doc Min. 150K • Alt Doc Min. 150K					• Full Doc Min. 125K • Alt Doc Min. 125K					• Full Doc Min. 125K • Alt Doc Min. 125K				• Full Doc Min. 125K • Alt Doc Min. 125K				• Full Doc Min. 125K • Alt Doc: Not Allowed
Housing History	0 x 30 x 24 | Rent free not allowed					0 x 30 x 12					1 x 30 x 12				1 x 60 x 12				1 x 120 x 12
Credit Event (BK,SS,FC,DIL, CCC)	48 Months					36 Months (12 mos BK 13/CCC w/pay history allowed)					24 Months (Settled BK 13/CCC w/pay history allowed)				18 Months (Settled BK 13/SS/DIL/CCC allowed)				Settled
DTI *50-55% DTI see below [1]*	• Full Doc: Max 45% • Alt Doc: Max 45%					• Full Doc: Max 50%, Max 45% if ≥ 85% LTV • Alt Doc: Max 50%, Max 45% if ≥ 85% LTV					• Full Doc: Max 50%, Max 45% if ≥ 85% LTV • Alt Doc: Max 50%, Max 45% if ≥ 85% LTV				• Full Doc: Max 50% • Alt Doc: Max 43%				• Full Doc: Max 50% • Alt Doc: Not allowed
One Year Self-Employed	Not allowed					• Max 80% LTV • Max 75% LTV - C/O • Min 660 FICO • Bank Stmt. Only					Not allowed				Not allowed				Not allowed
Asset Utilization	Not allowed					• Max 80% LTV • Max 75% LTV - C/O • Max $2m					Max 80% LTV - Pur & R/T • Max $2m				Max 80% LTV - Pur & R/T • Max $2m				Not allowed
1099 Only	Not allowed					• $3.0M Max LA • 2 Most Recent Bank Stmt					• $3.0M Max LA • 2 Most Recent Bank Stmt				• 2 Most Recent Bank Stmt				Not allowed
WVOE Only	Not allowed					• Max 80% LTV • Max 70% LTV - C/O & FTHB • Primary residence only					• Min 620 FICO • Max 80% LTV • Max 70% LTV - C/O & FTHB •Primary residence only				• Min 620 FICO • Max 80% LTV • Max 70% LTV - C/O & FTHB •Primary residence only				Not allowed
ITIN	Not allowed					• 660+ FICO • Max 85% LTV • $1.5M Max LA • > 80% LTV $1M Max LA • NOO Max 80% LTV & Max 75% LTV - C/O • Full Doc & 12 mos Bank Stmt only					• 700+ FICO • Max 80% LTV - Pur • $1.5M Max LA • Full Doc & 12 mos Bank Stmt only				Not allowed				Not allowed
DACA	Not allowed					Max 85% LTV - Pur					Max 80% LTV - Pur				Max 75% LTV - Pur & R/T				Not allowed
Foreign National 2nd Home/NOO	Not allowed					• 700+ FICO • Max 75% LTV - Pur • 65% Max LTV - C/O • $2M Max LA • 12 mos min. reserves required					• 700+ FICO • Max 75% LTV - Pur & R/T • Max 65% LTV - C/O •$2M Max LA • 12 mos min. reserves required				Not allowed				Not allowed
Reserves	6 Months min, *cash-out cannot be utilized*					OO & 2nd Home: ≤ 75% LTV no reserves, > 75% 3 Mos, > 80% 6 Mos NOO: ≤ 70% LTV no reserves, > 70% 3 mos, > 80% 6 Mos All Occupancies: *Cash-out can be utilized*									OO & 2nd Home: ≤ 65% LTV no reserves, > 65% 3 Mos NOO: 3 Mos min, max $2.0M LA All Occupancies: *Cash-out can be utilized*				6 Months min, *cash-out can be utilized*
	Loan Amt > $3.0M, 12 Mos; > $2.0M, 6 Mos, *cash-out cannot be utilized* | 2 Mos for each additional financed property (based on subject property PITIA)																		

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ITIN HIGHLIGHTS

- Up to 85% LTV
- Down to a 660 FICO
- Private Party VOR OK!
- Alternative Tradelines OK, when one 12-month tradeline exists on credit
- NO green card or NPRA status requirement
- Owner Occ. Or Investment property
- Full doc, Bank Statements or DSCR
- WVOE in lieu of paystubs/W2
- Up to $1.5M

Refer to the complete Matrix at: Non-QM, Non-Conforming Loans – Forward Lending (forwardlendingmtg.com)

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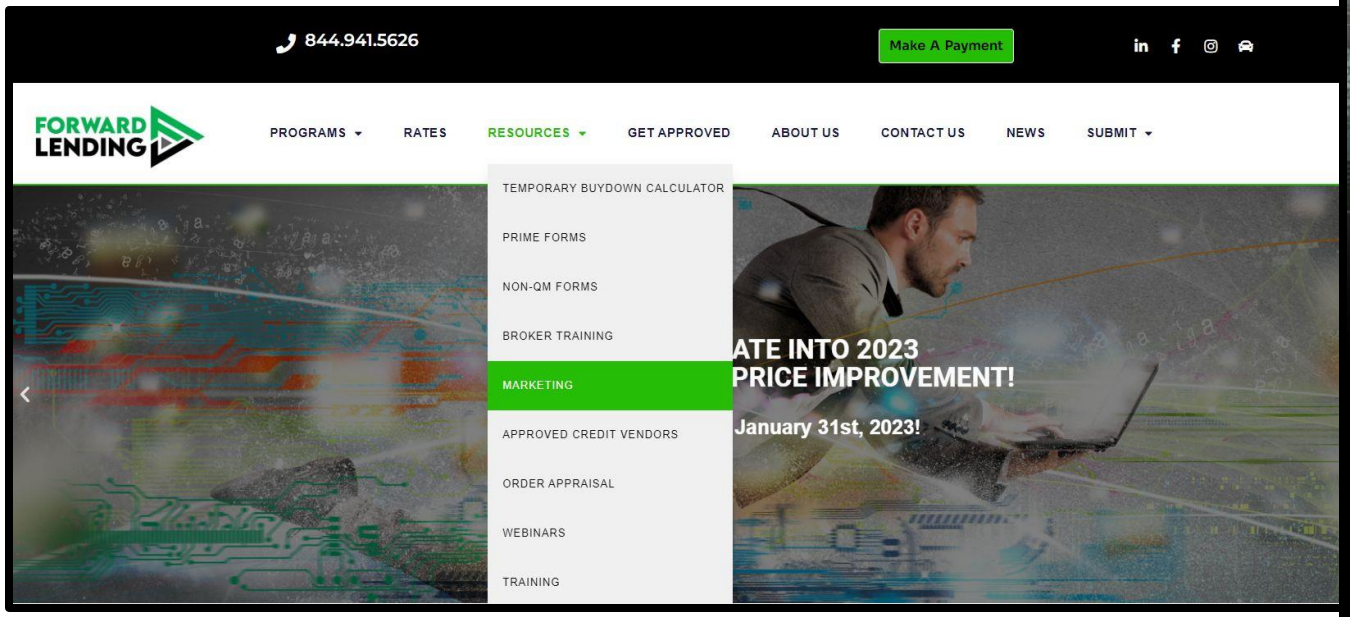
MARKETING MATERIAL AVAILABLE



You will find a library of Marketing material available for ALL our products

Marketing – Forward Lending (forwardlendingmtg.com)

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CLOSED END SECONDS (CES)

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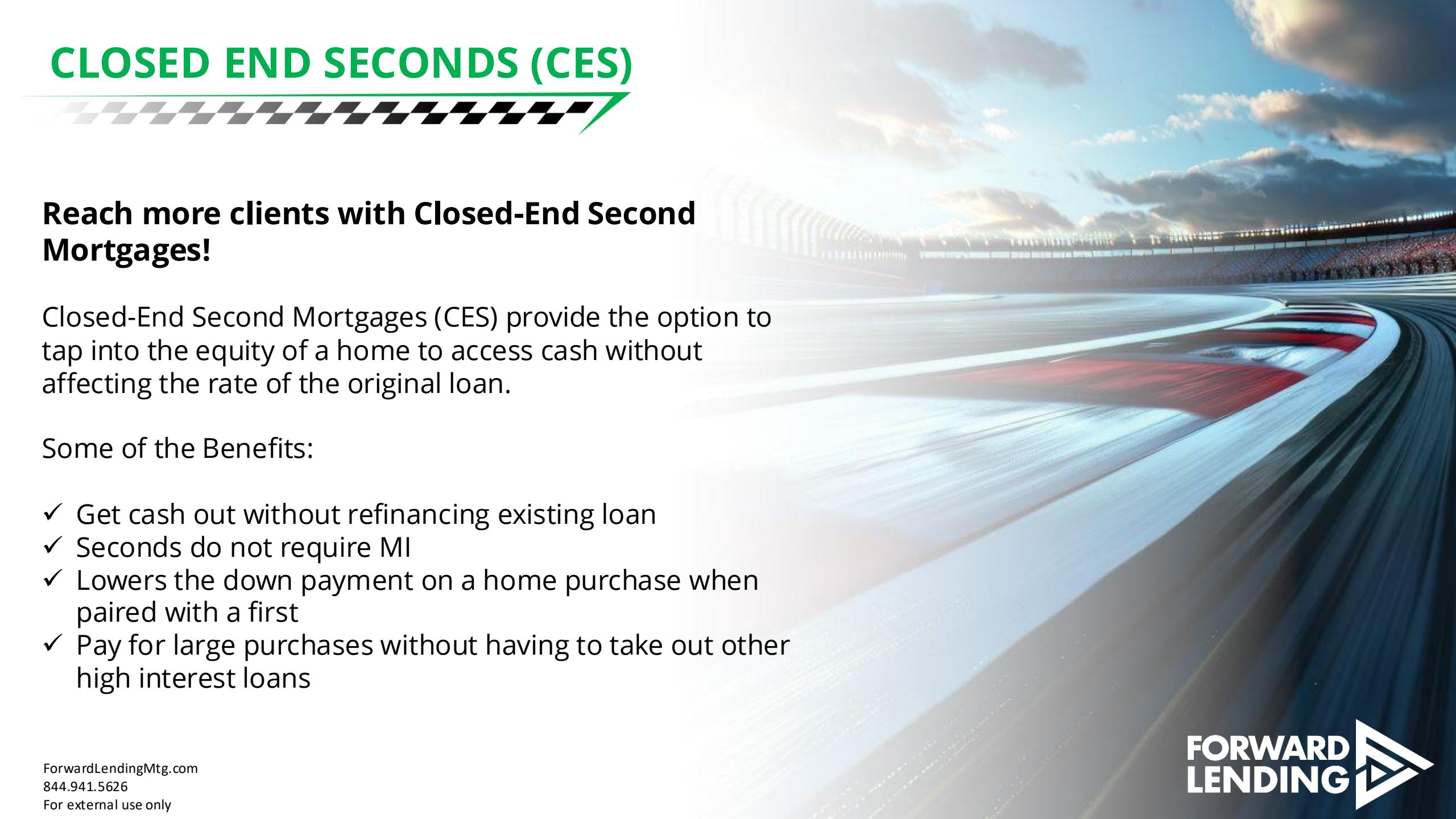
CLOSED END SECONDS (CES)



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
- ✓ Seconds do not require MI
- ✓ 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

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CLOSED END SECONDS GENERAL HIGHLIGHTS

Program Highlights

- **Concurrent** More restrictive of the 1st or the CES Guidelines
- **Standalone** Follows Eligibility Matrix
  - Refer to Matrix to see what permittable

- FICO Down to 660
- Max CLTV 85% on Primary Residence
- Max CLTV 80% on Second Homes
- Max CLTV 80% 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 $750,000
- Maximum Combined Liens = $2,500,000
- Housing History
  - 0x30x12 Standard / Alt Doc (Concurrent Close)
  - 0x30X12 Standard / Alt Doc 0x30x24 Select Full Doc (Standalone Close)
- Major Derogatory Credit
  - 48 Months Standard Full Doc & Alt Doc Only (Concurrent Close)
  - 84 Months Select Full Doc (Stand Alone)
  - 48 Months Standard Full & Alt (Stand Alone)
- Forbearance w/missed payments – 7 years seasoning

*refer to our complete matrix on our wholesale website

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CES's ELIGIBILITY MATRIX EXAMPLE

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Full Doc & Alt Doc **Closed End Second Matrix**

Effective Date: 10/02/24 | Revised: 10/02/24

Concurrent Close & Standalone Eligibility Matrix[4]

Loan Amount	Occupancy	Property[2,3]	Cash-Out Refi			Purchase, Rate/Term & Cash-Out Refi									
			Select Full Doc[4]			Standard Full Doc					Alt Doc & DSCR				
			FICO to Max CLTV[1]			FICO to Max CLTV[1]					FICO to Max CLTV[1]				
			720+	700+	680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	80%	80%	75%	85%	85%	85%	80%	75%	85%	85%	80%	75%	70%
$ 500,000			75%			80%	80%	80%	75%	70%	75%	70%	70%	65%	60%
$ 750,000			70%												
$ 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%

[1]5% CLTV reduction for declining market
[2]75% max CLTV ≤ $500,000, 65% max CLTV > $500,000 on 2-4 Unit
[3]2-4 Unit ineligible on Select Full Doc
[4]Standalone close transactions only on Select Full Doc, concurrent transaction ineligible

Details	Concurrent Close	Standalone Close
Max LTV/CLTV/HCLTV	More restrictive of 1st lien program or Eligibility Matrix	Refer to Eligibility Matrix
Property Type CLTV Restrictions	2-4 Unit - 75% max CLTV ≤ $500,000 & 65% max CLTV > $500,000 (Second Home and Select Full Doc ineligible) Condo (warrantable & non-warrantable) - 75% max CLTV	
Income Types	• Full Doc - Select and Standard • Alt Doc - Bank Statements, P&L w/3 mos Bank Stmt, One Yr Self-Employment, 1099, WVOE only, Asset Utilization • DSCR	
Alt Doc - One Yr SE, WVOE, 1099	5% CLTV reduction	
ITIN	75% max CLTV (Select ineligible)	
DACA	75% max CLTV (Select ineligible)	
Foreign National	700 min FICO, 70% max CLTV (Select ineligible)	
Eligible 1st liens	Refer to Product Restrictions 1st Liens - Concurrent Close	Refer to Product Restrictions 1st Liens - Standalone Close
Minimum Loan Amount	$75,000	
Max Combined Liens	$2.0MM: > 80% - 85% CLTV | $2.5MM: > 70% - 80% CLTV | $3.5MM: > 60% - 70% CLTV | $5.0MM: > 50% - 60% CLTV | No max limit: ≤ 50% CLTV Combined loans amounts over $2.5MM: Primary Residences only, min 700 FICO required All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied	
DTI	• ≤ 80%: More restrictive of 1st lien requirement or 50% max DTI • > 80%: More restrictive of 1st lien requirement or 45% max DTI	• ≤ 80%: 50% max DTI • > 80%: 45% max DTI
Full Doc - Select	• Wage Earners: Paystub, 2 yrs W-2s, W-2 transcripts • Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts	
Full Doc - Standard	• Wage Earners: Paystub, 1- 2 yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts	
Alt Doc - Bank Statements	• 12 months personal • 12 months business • 3+ months business + P&L statement • Self-Employed only	
Alt Doc - One Year Self-Employed	• 12 months banks statements and prior year W2 • Self-Employed only	
Alt Doc - WVOE	• Written VOE • Wage Earner only	
Alt Doc -1099	• 1099(s) only source of income	
Alt Doc -Asset Utilization	• Amortized liquid assets for income - May be all income or blended w/other income • 100% Utilization (w/out DTI)	
DSCR	• More restrictive of 1st lien requirement or ≥ 1.00 DSCR	• ≥ 1.00 DSCR
Vacant/Unleased (DSCR)	Ineligible (refis only)	
STR (DSCR)	• 5% CLTV reduction • Experienced investors only, must also have ≥ 12 mos STR rental history in last 3 years	
Credit Event (BK,SS,FC,DIL)	• 48 months (Standard Full Doc, Alt Doc & DSCR only (Select ineligible)	84 months -Select Full Doc | 48 months - Standard Full Doc, Alt Doc & DSCR
	• Multiple credit events not allowed	

Loan Programs

Fixed Fully Amortized	• 10-Year Fixed (120 Months) • 20-Year Fixed (240 Months) • 30-Year Fixed (360 Months)

Program Codes & Descriptions

Select Full Doc & Standard Full, Alt Doc	DSCR
Non-QM/TRID – 30 Yr Fixed – Concurrent	Non-QM/Business – 30 Yr Fixed – Concurrent
Non-QM/TRID – 30 Yr Fixed – Standalone	Non-QM/Business – 30 Yr Fixed – Standalone
Non-QM/TRID – 20 Yr Fixed – Concurrent	Non-QM/Business – 20 Yr Fixed – Concurrent
Non-QM/TRID – 20 Yr Fixed – Standalone	Non-QM/Business – 20 Yr Fixed – Standalone
Non-QM/TRID – 10 Yr Fixed – Concurrent	Non-QM/Business – 10 Yr Fixed – Concurrent
Non-QM/TRID – 10 Yr Fixed – Standalone	Non-QM/Business – 10 Yr Fixed – Standalone

Product Features

Closed End Second (CES)	• Fixed term loan • Fully disbursed at closing, no draw feature • Eligible as 2nd lien only • Must subordinate to OCMBC 1st mortgage when concurrent close • Qualifying rate is note rate • Qualifying payment is fully amortized payment

Product Restrictions (Not Permitted)

Borrowers

- Blind Trusts
- Foreign Nationals (Select only)
- Irrevocable Trusts
- ITIN (Select only)
- Land Trusts
- Less than 18 years old
- Life estates
- Non-Permanent Resident Aliens (Select only)
- Party to a lawsuit
- With diplomatic immunity

Transactions

- Assumable loans
- Community Seconds
- Concurrent close with a lender other than OCMBC
- Escrow holdbacks
- High Cost Loans
- Income produced, or in relation to, cannabis, hemp
- Income produced by short term rentals
- Lien free properties
- Property listed for sale within the last 6 months(refis only)

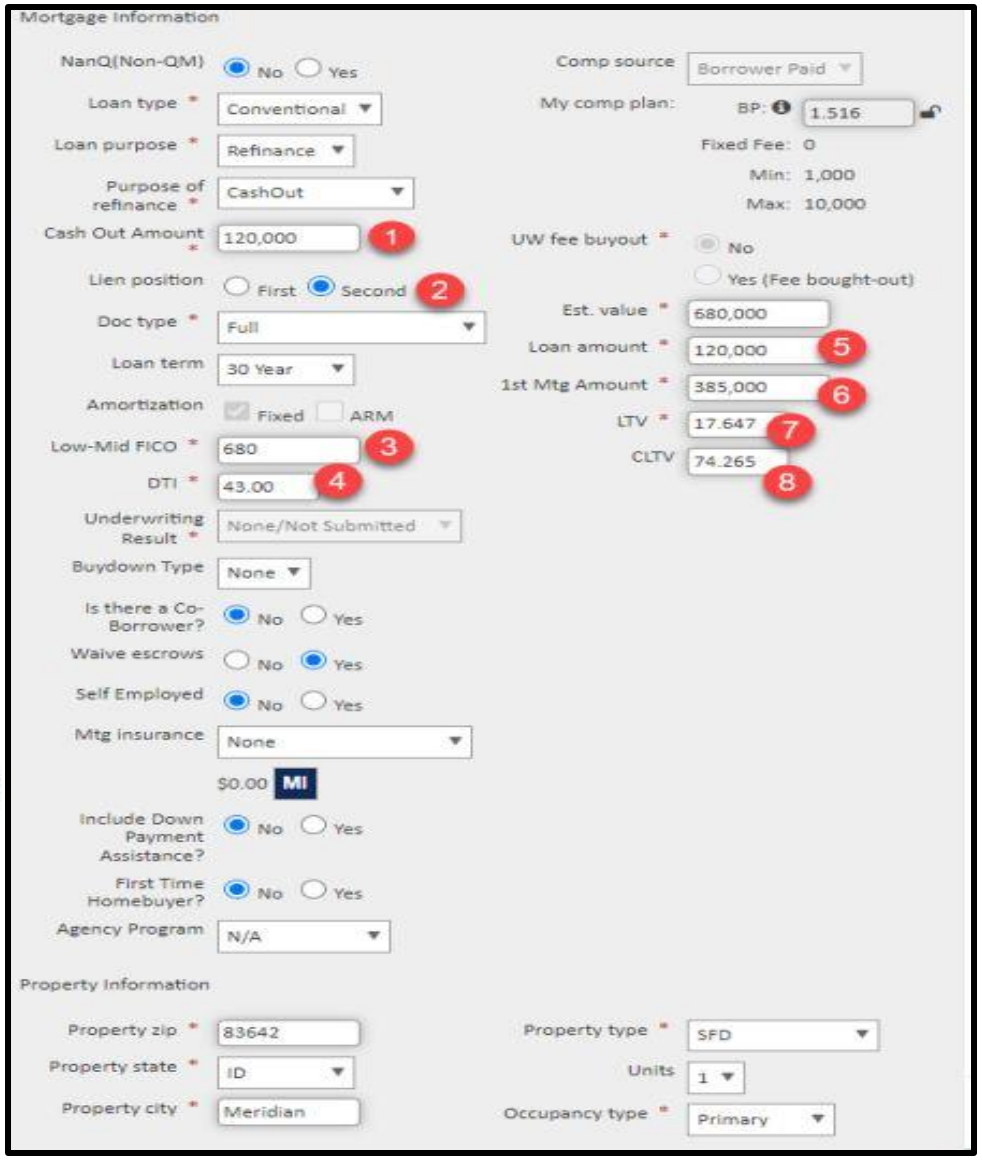
1st Liens - Concurrent Close

- First lien with lender other than OCMBC
- Agency and Non-Agency fixed rate and ARMs with initial fixed term < 5 years
- FHA, VA or USDA mortgages
- High-LTV Refinance
- HomeOne
- HomePath
- HomePossible
- HomeReady with Reduced Mortgage Insurance Option
- HomeStyle

FORWARD LENDING

CES's HOW TO PRICE IN THE TRACK

1) Enter proposed 2nd Loan amount when loan is cash out
2) Select "Second"
3) Enter representative FICO
4) Add DTI
5) "Loan Amount" is proposed 2nd Loan amount
6) Enter current balance on 1st mortgage loan amount
7) LTV is based on 2nd loan amount
8) CLTV is combination of 1st mortgage loan balance and proposed 2nd loan amount



FAST 100 / FAST 100 PLUS

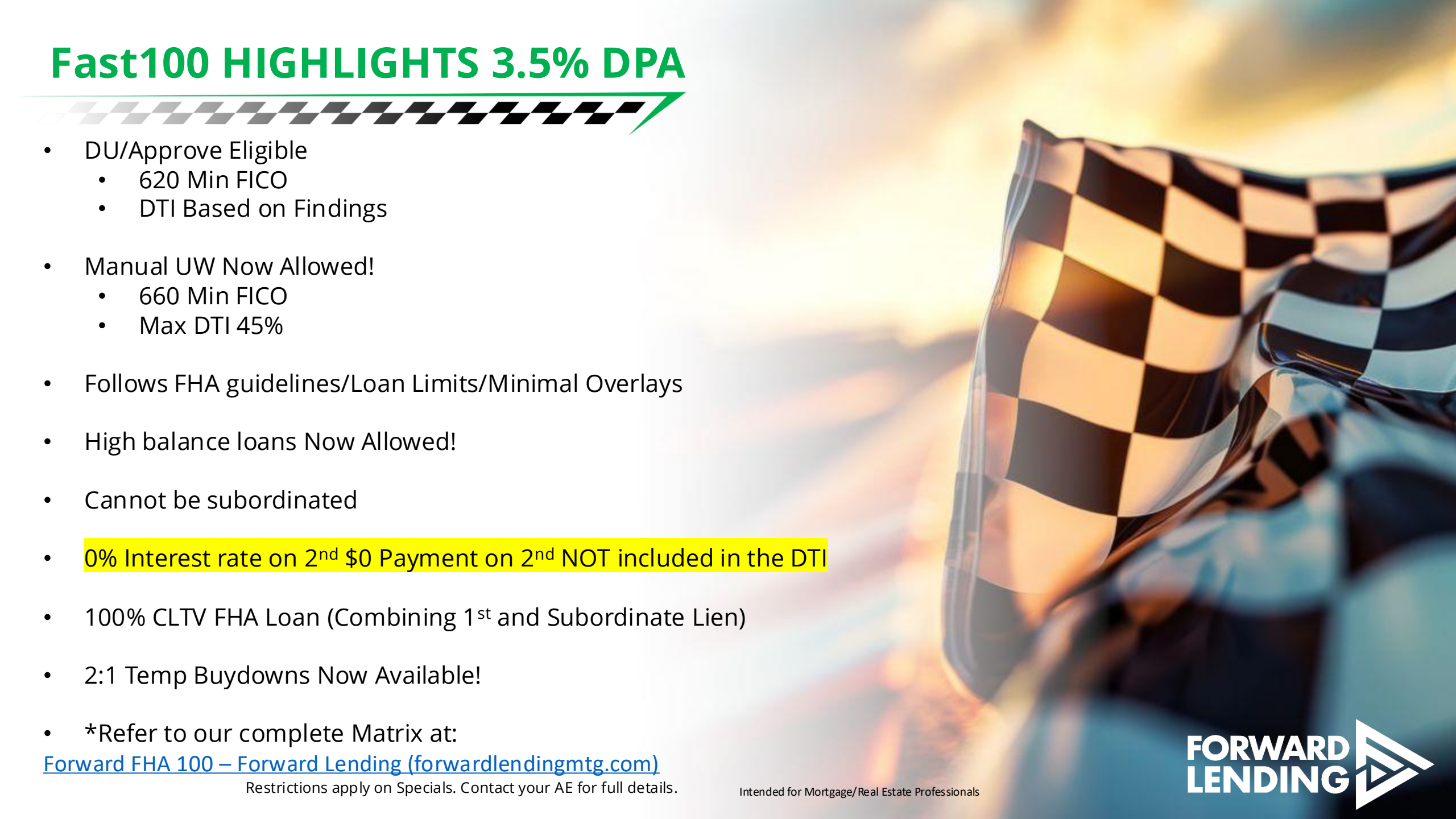
FORWARD LENDING

Fast100 HIGHLIGHTS 3.5% DPA

- DU/Approve Eligible
  - 620 Min FICO
  - DTI Based on Findings
- Manual UW Now Allowed!
  - 660 Min FICO
  - Max DTI 45%
- Follows FHA guidelines/Loan Limits/Minimal Overlays
- High balance loans Now Allowed!
- Cannot be subordinated
- 0% Interest rate on 2nd $0 Payment on 2nd NOT included in the DTI
- 100% CLTV FHA Loan (Combining 1st and Subordinate Lien)
- 2:1 Temp Buydowns Now Available!
- *Refer to our complete Matrix at:

Forward FHA 100 – Forward Lending (forwardlendingmtg.com)

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



Intended for Mortgage/Real Estate Professionals

FORWARD LENDING

Fast100 PLUS HIGHLIGHTS 3.5% DPA

- DU/Approve Eligible
  - 620 Min FICO
  - DTI Based on Findings
- Manual UW Now Allowed!
  - 660 Min FICO
  - Max DTI 45%
- Follows FHA guidelines/Loan Limits/Minimal Overlays
- High Balance loans Now Allowed!
- Cannot be subordinated
- Interest Rate 2% greater than the 1st
  - Payment amortized over 10 years
  - Monthly payment included in DTI
- 100% CLTV FHA Loan (Combining 1st and Subordinate Lien)
- 2:1 Temp Buydowns Now Available!
- *Refer to our complete Matrix at:

[Forward FHA 100 – Forward Lending (forwardlendingmtg.com)]

FORWARD LENDING

Fast100 PLUS SUPREME HIGHLIGHTS 5% DPA

- DU/Approve Eligible
  - 620 Min FICO
  - DTI Based on Findings
- Manual UW Now Allowed!
  - 660 Min FICO
  - Max DTI 45%
- Follows FHA guidelines/Loan Limits/Minimal Overlays
- High Balance loans Now Allowed!
- Cannot be subordinated
- Interest Rate 2% greater than the 1st
  - Payment amortized over 10 years
  - Monthly payment included in DTI
- 101.50% CLTV FHA Loan (Combining 1st and Subordinate Lien)
- 2:1 Temp Buydowns Now Available!
- *Refer to our complete Matrix at:

[Forward FHA 100 – Forward Lending (forwardlendingmtg.com)]

PRICING IN THE TRACK

Loan Scenario

Mortgage Information

Non-QM	No / Yes	Channel *	Wholesale
Loan type *	FHA	Price Group	
Loan purpose *	Purchase	Comp source	Lender Paid
Doc type *	Full	Comp %:	2.75
Loan term	30 Year	Fixed Fee:	0
Amortization	Fixed / ARM	Min:	1000
Low-Mid FICO *	700	Max:	8000
DTI *	40.00	Base:	Total Loan Amount
Underwriting Result *	DU Approve/Eligible	UW & Doc fee buyout *	No / Yes (Fee bought-out)
Is there a Co-Borrower?	No / Yes	Purchase price *	400000
Buydown Type	None / 2,1	Est. value *	400000
Include Down Payment Assistance?	No / Yes	Loan amount *	386000
Do you want to finance the upfront MIP?	No / Yes	Subordinate financing	14000
		LTV *	96.500
		CLTV	100.000
		Gross loan amount	392755

Property Information

Property zip *	90024	Property type *	SFD
Property state *	CA	Units *	1
Property city *	Los Angeles	Occupancy type *	Primary

Forward Lending - Wholesale - Fast 100 (DPA) 30 Year Fixed

5.250	6.832	92.329	$30,128	2168	271	2439
5.500	7.036	92.859	$28,046	2230	271	2501
5.625	7.108	93.390	$25,961	2260	271	2531
5.750	7.181	93.911	$23,914	2292	271	2563
6.000	7.406	94.218	$22,709	2354	271	2625
6.125	7.478	94.739	$20,662	2386	271	2657
6.250	7.552	95.240	$18,695	2418	271	2689
6.500	7.801	95.315	$18,400	2482	272	2754
6.625	7.875	95.806	$16,472	2514	272	2786
6.750	7.950	96.287	$14,582	2547	272	2819
6.875	7.997	97.015	$11,723	2580	272	2852
7.000	8.067	97.527	$9,712	2613	272	2885
7.125	8.146	97.988	$7,902	2646	272	2918
7.250	8.273	98.429	$6,170	2679	272	2951

Forward Lending - Wholesale - Fast 100+ (DPA) 30 Year Fixed

5.250	6.641	94.129	$23,058	2168	271	2439
5.500	6.843	94.659	$20,977	2230	271	2501

FORWARD LENDING

BUY DOWN OPTIONS 1-0 AND 2-1

FORWARD LENDING

BUY DOWNS EXPLAINED

Reach more clients with our 1-0 and 2-ONE Buydown Program!

How it works-

Borrowers can take advantage of a reduced rate for the first ONE or TWO years.

It allows buyer to enjoy a temporary rate reduction on their interest rate while getting into the home they want now. Also giving them a lower monthly payment for the first year or two will allow them to put money away in savings or other household obligations.

The seller pays for they buydown. The payment is in the form of mortgage points or a lump sum in an escrow account and then used to subsidize the borrowers reduced monthly payment.

ForwardLendingMtg.com
844.941.5626
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FORWARD LENDING

BUY DOWN HIGHLIGHTS

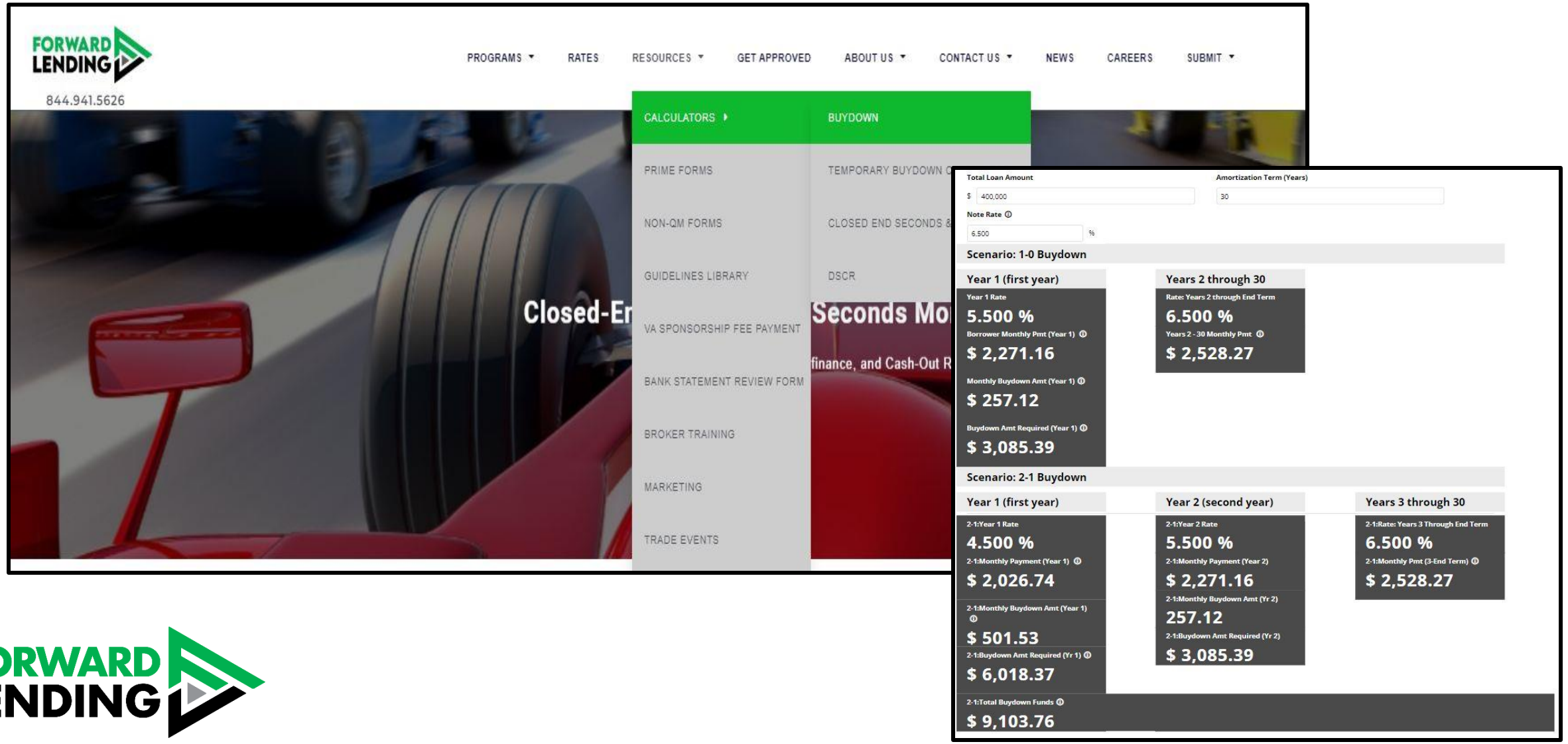
HIGHLIGHTS

- 30-year Fixed Rate Mortgage
- Primary Residents only
- Single Family, PUD, and Condos
- VA, FNMA and FHA (No DPA)
- High Balance Available
- FNMA HomeReady Option Available
- Purchases Only
- Term: 24 Months (2-1)
- Term: 12 Months (1-0)
- Borrower(s) are Qualified off the Note Rate NOT buydown rate
- Buydown cost is paid by the Seller/Builder concessions
- Seller Concessions are different by loan program, check our matrix or speak with your AE

Refer to the complete matrix you will find on our website at ForwardLendingmtg.com

FORWARD LENDING

BUY DOWN CALCULATOR



FORWARD LENDING

CONTACT INFO

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WE KEEP YOU MOVING FORWARD

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