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Forward Lending NonQM Matrix

<p style="text-align: center;">Appraisals</p> <p>• < \$1,500,000 LA :</p> <p>1 appraisal required & CU ≤ 2.5: No add'l requirements 1 appraisal required & CU > 2.5 or no score: ARR or CCA required, 10% variance allowed</p> <p>• > \$1,500,000 & ≤ \$2,000,000 LA:</p> <p>1 appraisal if completed by Preferred AMC, ARR or CCA required 2 appraisals required if 1st appraisal NOT completed by Preferred AMC 2nd Appraisal must be from the Preferred AMC</p> <p>• > \$2,000,000 LA:</p> <p>2 appraisals, 1st appraisal must be from Preferred AMC 2nd appraisal can be from Approved AMC, ARR or CCA required on lower valued appraisal</p>	<p style="text-align: center;">Cash In Hand Limit (Based on LTV & FICO)</p> <p>≤ 70% LTV & ≥ 700 FICO: \$1.5M max cash in hand* ≤ 65% LTV & < 700 FICO: \$1.0M max cash in hand* > 65% - ≤ 70% LTV & < 700 FICO: \$500k max cash in hand* > 70% LTV: \$500k max cash in hand (Free & Clear ineligible) Vacant Properties: \$750k max cash in hand *Free & Clear Properties: Must follow FICO requirements, 70% max LTV</p>
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Additional Product Details	
50.01% - 55% DTI	Full doc 6 months reserves 80% max LTV 660 min FICO Primary only Purchase only \$1.5M max LA
Debt Consolidation	Follows R/T Refi LTV w/80% max LTV, Owner Occupied only (5k max cash in hand)
Declining Markets	> 70% LTV: Areas designated declining value on the appraisal will take a 5% LTV reduction from program max LTV
Delayed Financing	≤ \$1.5M LA: follow program max > \$1.5M LA: 70% max LTV/CLTV
Gift Funds	100% allowed w/10% LTV reduction from max LTV (see above), no LTV reduction required with min 5% buyer own funds Gift of Equity not allowed on Select NonQM
Financed Property Limits	20 financed properties including subject OCMBBC exposure - \$5.0M or 6 properties
First Time Homebuyers	Primary Residence and Investment Properties allowed (2nd Homes ineligible) Investment - Purchase & Refinance: Full Doc only, Max 80% LTV, Min 660 FICO, Max 50% DTI, \$1.5M Max LA, Max 300% payment shock
Foreign National	Asset Utilization only for 2nd Home & NOO 12 mos reserves all occupancy types
Impound Waivers	Owner/2nd Home: Allowed if NOT HPML loan Non-Owner allowed (see rate sheet)
Interested Party Contribution (IPC)	≤ 80% LTV = 6% max > 80% LTV = 4% max
Limited Tradelines	80% max LTV - Primary and Second Homes, Not available on Select 70% max LTV - Investment (see guides for details)
Minimum Square Footage	SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each
Non-Occupant Co-Borr	Purchase, Rate & Term & Core NonQM only
Pre-Payment Penalty	Not allowed in: AK, MI, MN, NJ*, NM *Allowed to close in the name of a Corp Refer PPP Matrix for state specific requirements.
Private Party VOR's	LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO
Residual Income	\$1250/month + \$250 1st + \$125 others
Seasoning	Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term
State Restrictions	Texas Cash-Out: 80% max LTV (Owner-Occ, per TX 50(a)(6))
Temporary Buydowns	2:1 and 1:0 30 year fixed, Purchase transactions only Primary & Second Home eligible, non-TRID Investment loans ineligible
Tradeline Requirements	3 tradelines reporting 12 months with activity in last 12 months OR 2 tradelines reporting for 24 months with activity in last 12 months See guides for other options when borrower(s) do not meet min criteria. (ITIN - See ITIN Guides)

*All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product.

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