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Forward Lending DSCR Matrix

Effective Date: 06/25/25 | Revised: 06/25/25

NonQM Investor Programs

Non-Owner Occupied Investment Properties, 1-4 Units only

| Select DSCR - Ratio 1.25 | | | | | Core DSCR - Ratio 1.0 | | | | | Sub1 DSCR - Ratio ≥ .75 - <1.0 | | | | | No Ratio DSCR - Ratio < .75 | | | | |
|--------------------------|--------------|----------|-----------|----------|-----------------------|--------------|----------|-----------|----------|--------------------------------|--------------|----------|-----------|----------|-----------------------------|--------------|----------|-----------|----------|
| FICO to Max LTV/CLTV | | | | | FICO to Max LTV/CLTV | | | | | FICO to Max LTV/CLTV | | | | | FICO to Max LTV/CLTV | | | | |
| Loan Amount | Credit Score | Purchase | Rate/Term | Cash-Out | Loan Amount | Credit Score | Purchase | Rate/Term | Cash-Out | Loan Amount | Credit Score | Purchase | Rate/Term | Cash-Out | Loan Amount | Credit Score | Purchase | Rate/Term | Cash-Out |
| \$ 1,000,000 | 720+ | 75% | 75% | 70% | \$ 1,000,000 | 720+ | 85% | 85% | 75% | \$ 1,000,000 | 720+ | 75% | 70% | 65% | \$ 1,000,000 | 720+ | 70% | 65% | 60% |
| | 700+ | 75% | 75% | 70% | | 700+ | 80% | 80% | 75% | | 700+ | 70% | 70% | 65% | | 700+ | 65% | 65% | 60% |
| | 680+ | | | | | 680+ | 80% | 80% | 75% | | 680+ | 70% | 70% | 65% | | 680+ | | | |
| | 640+ | | | | | 640+ | 75% | 75% | 70% | | 640+ | 70% | 70% | 65% | | 660+ | | | |
| | 620+ | | | | | 620+ | 70% | 70% | 65% | | 620+ | | | | | 640+ | | | |
| \$ 1,500,000 | 720+ | 75% | 75% | 70% | \$ 1,500,000 | 720+ | 85% | 85% | 75% | \$ 1,500,000 | 720+ | 65% | 65% | 60% | \$ 1,500,000 | 720+ | 65% | 65% | 55% |
| | 700+ | 75% | 75% | 70% | | 700+ | 80% | 80% | 75% | | 700+ | 65% | 65% | 60% | | 700+ | 60% | 60% | 55% |
| | 680+ | | | | | 680+ | 80% | 80% | 75% | | 680+ | 65% | 65% | 60% | | 680+ | | | |
| | 640+ | | | | | 640+ | 70% | 70% | 65% | | 640+ | 65% | 65% | 60% | | 660+ | | | |
| | 620+ | | | | | 620+ | 65% | 65% | 60% | | 620+ | | | | | 640+ | | | |
| \$ 2,000,000 | 740+ | 75% | 75% | 70% | \$ 2,000,000 | 740+ | 80% | 80% | 75% | \$ 2,000,000 | 740+ | 60% | 60% | 55% | \$ 2,000,000 | 740+ | 60% | 60% | 55% |
| | 720+ | 70% | 70% | 65% | | 720+ | 80% | 80% | 75% | | 720+ | 60% | 60% | 55% | | 720+ | 60% | 60% | 55% |
| | 700+ | 70% | 70% | 65% | | 700+ | 75% | 75% | 70% | | 700+ | 60% | 60% | 55% | | 700+ | 55% | 55% | 50% |
| | 680+ | | | | | 680+ | 75% | 75% | 70% | | 680+ | 60% | 60% | 55% | | 680+ | | | |
| | 640+ | | | | | 640+ | 70% | 70% | 65% | | 640+ | 60% | 60% | 55% | | 660+ | | | |
| \$ 2,500,000 | 740+ | 75% | 75% | 70% | \$ 2,500,000 | 740+ | 80% | 80% | 75% | \$ 2,500,000 | 740+ | 55% | 55% | 50% | \$ 2,500,000 | 740+ | 55% | 55% | |
| | 720+ | 70% | 70% | 65% | | 720+ | 80% | 80% | 75% | | 720+ | 55% | 55% | 50% | | 720+ | 55% | 55% | |
| | 700+ | 70% | 70% | 65% | | 700+ | 75% | 75% | 70% | | 700+ | 55% | 55% | 50% | | 700+ | 55% | 55% | |
| | 680+ | | | | | 680+ | 75% | 75% | 70% | | 680+ | 55% | 55% | 50% | | 680+ | | | |
| | 640+ | | | | | 640+ | 70% | 70% | 65% | | 640+ | 55% | 55% | 50% | | 660+ | | | |
| \$ 3,000,000 | 740+ | 65% | 65% | 60% | \$ 3,000,000 | 740+ | 75% | 75% | 70% | \$ 3,000,000 | 740+ | 50% | 50% | 45% | \$ 3,000,000 | 740+ | | | |
| | 720+ | 60% | 60% | 55% | | 720+ | 75% | 75% | 70% | | 720+ | 50% | 50% | 45% | | 720+ | | | |
| | 700+ | 60% | 60% | 55% | | 700+ | 70% | 70% | 65% | | 700+ | 50% | 50% | 45% | | 700+ | | | |
| | 680+ | | | | | 680+ | 70% | 70% | 65% | | 680+ | 50% | 50% | 45% | | 680+ | | | |
| | 640+ | | | | | 640+ | 65% | 65% | 60% | | 640+ | 50% | 50% | 45% | | 660+ | | | |
| \$ 3,500,000 | 740+ | | | | \$ 3,500,000 | 740+ | 55% | 55% | 50% | \$ 3,500,000 | 740+ | | | | \$ 3,500,000 | 740+ | | | |
| | 720+ | | | | | 720+ | 65% | 65% | 60% | | 720+ | | | | | 720+ | | | |
| | 680+ | | | | | 680+ | | | | | 680+ | | | | | 680+ | | | |
| | 640+ | | | | | 660+ | | | | | 660+ | | | | | 660+ | | | |
| | 620+ | | | | | 660+ | | | | | 660+ | | | | | 660+ | | | |

| | Select DSCR | Core DSCR | Sub1 DSCR | No Ratio DSCR |
|---|---|---|---|---|
| Max LTV | Condo - 75% (FL Condo - 70%) NW Condo - NA 2-4 Unit - NA Rural - NA | Condo - 80% (FL Condo - 70%) NW Condo (Max \$3.0M) - 75% (FL Condo - 65%) 2-4 Unit - 80% Rural - 65% | Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA | Condo - 60% (FL Condo - 50%) NW Condo - 60% (FL Condo - 50%) 2-4 Unit - 60% Rural - NA |
| Min Loan Amount | \$250,000 | \$100,000 | \$100,000 | \$100,000 |
| DSCR | 1.25 min ratio | 1.00 min ratio > 80% 1.20 min ratio | 0.75 min ratio | No min ratio |
| Interest Only (IO) | • Qualify on IO Payment ALL States • Reserves based on IO Payment • 640 min FICO • 80% max LTV | | | |
| Housing History | 0 x 30 x 12 | 1 x 30 x 12 Inexperienced Investors: 0 x 30 x 12 | 0 x 30 x 12 | 0 x 30 x 12 |
| Credit Event (BK,SS,FC,DIL,CCC) | 48 months | 36 months - FC/CCC 12 months - BK Ch 13 w/pay history 24 months - SS/DIL/BK Ch 7 | 36 months | 36 months |
| Short Term Rentals | Not allowed | • 5% reduction • 80% max LTV • 70% max LTV - C/O | Not allowed | Not allowed |
| Reserves | 3 mos, cash-out cannot be utilized | > 65% LTV: 3 mos, cash-out can be utilized | 6 mos, cash-out cannot be utilized | 6 mos, cash-out cannot be utilized |
| | Inexperienced Investors: 3 mos, cash-out cannot be utilized Loan Amt: > \$3.0M, 12 mos, > \$2.0M, 6 mos, cash-out cannot be utilized Additional financed properties - Not applicable | | | |
| Recently Listed w/CIO (< 6 Mos Off Mkt) | Delisted ≥ 30 days and leased allowed Value is lower of lowest listing price w/in 180 days or appraised value 3 mos reserves (not from C/O), 1 yr min PPP required, 70% max LTV | | Not Allowed | Not Allowed |
| ITIN | Not Allowed | • 700 min FICO • \$1.5M max • 75% max LTV • 70% max LTV - C/O | Not Allowed | Not Allowed |
| Foreign National | Not Allowed | • 700 min FICO • 75% max LTV • 65% max LTV - C/O • \$2.0M max LA • 12 mos min reserves required | Not Allowed | Not Allowed |
| DACA | Not Allowed | • 80% max LTV • 75% max LTV - C/O | Not Allowed | Not Allowed |

| DSCR LOAN PROGRAMS | | DEBT SERVICE COVERAGE RATIO REQUIREMENTS | |
|--------------------|---|--|--|
| Fixed | • 15 Year Fixed • 30 Year Fixed • 40 Year Fixed • Nonstandard Terms Available | Qualifying Ratio Gross Income ÷ PITIA or ITIA, Qualify on cash flow of subject property Gross Income = Lower of estimated market rent from Form 1007 or monthly rent from existing lease with 2 mos proof of receipt (If current rents are more than markets rents, the lesser of actual rents or 125% of market rents used) | |
| ARM | • 5/6 SOFR (2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap) | | |
| Interest Only (IO) | • 30 Year Fixed IO (120 mos IO + 240 mos Amortization) • 40 Year Fixed IO (120 mos IO + 360 mos Amortization) • 5/6 IO SOFR (2/1/5 Cap) • 7/6 IO SOFR (5/1/5 Cap) | | |

Experienced / Inexperienced Investor

| Experienced Investor: | Inexperienced Investor: |
|---|---|
| <ul style="list-style-type: none">• Borrower(s) with history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs• Only 1 borrower has to meet the Experienced Investor definition• Living rent free allowed• Mortgages Tradelines reflected on credit report that have been paid off or sold in the last 12 mos can be used to meet the above requirements. <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p> | <ul style="list-style-type: none">• Borrower without history of owning & managing NOO income-producing investment real estate for at least 1 yr within the last 3 yrs• 80% Max LTV \$1,500,000 Max LA 60% Max LTV for Sub1 < 1.00 0x30x12 housing history (VOMVOR) C/O not allowed for Sub1 Min 3 mos reserves, cash out cannot be utilized No Ratio, STR and 5-8 ineligible• All borrowers must meet inexperienced definition, FTHB and/or living rent free not allowed <p>NOTE: All properties to meet above definitions must be domiciled in the US (Foreign National excluded)</p> |



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| Additional Product Details | | |
|--|--|--|
| Appraisals • < \$1,500,000 LA: 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 • > \$1,500,000 & ≤ \$2,000,000 LA: 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 • > \$2,000,000 LA: 2 appraisals, 1st appraisal must be from Preferred AMC 2nd appraisal can be from Approved AMC, ARR or CCA required on lower valued appraisal | | Standard 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, or • 1 revolving tradeline reporting for 60 months with activity in the last 12 months and a verified 12-month housing history 0x30, or • 1 installment tradeline reporting for 36 months with activity in the last 12 months and a verified 12-month housing history 0x30 If each borrower has 3 credit scores, minimum tradeline requirement is met • Borrower with less than 3 credit scores must independently meet tradeline requirement. • Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually NOTE: Borrower's credit scores primarily based on thin credit—such as authorized user accounts, self-reported accounts, or recently opened accounts with limited activity—must still meet one of the standard tradeline requirements Limited tradelines: If standard tradelines are not met and borrower has a valid credit score Max 70% LTV Not available on Select DSCR, Sub1 DSCR and No Ratio DSCR Foreign National ineligible |
| Vacant / Unleased Properties • Purchase Transactions follow Program Max • Refinance Rate/Term: • Loan Balance ≤ \$1,000,000 – 70% Max LTV • Loan Balance ≤ \$2,000,000 – 65% Max LTV • Refinance Cash-Out : • Loan Balance ≤ \$1,500,000 – 60% Max LTV • Appraisal from Preferred AMC only (contact AE for details) • LOE for cause of vacancy • No Ratio Ineligible (refinances only) | Short Term Rentals • Purchase or Refi (R/T & C/O) • 1 Unit SFR, 2-4 Unit, PUD and Condo eligible • Experienced investors only with 12+ mos STR rental history in last 3 years • If < 12 months STR rental history, 5% LTV reduction required • 20% Management Fee Reduction Applied to Income • Income documented with 1007/1025 supported by 12 mos history of payments OR AirDNA/Overview Report • Vacant allowed • Rural ineligible • No Ratio ineligible | Cash In Hand Limit (Based on LTV & FICO) ≤ 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 No Ratio: \$500,000 maximum cash in hand |
| Cash Out Restrictions | LTV is the lower of max LTV based on FICO, loan amount, occupancy and property type or program specific max LTV as applicable | |
| 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 loan amount, 70% max LTV/CLTV Vacant/unleased > 3 mos must follow unleased property LTV/CLTV restrictions and Cash in Hand Limit - Vacant Properties | |
| First Time Home Buyer | Not Allowed | |
| Geographic Restrictions | Georgia DSCR \$2,000,000 max loan amount Baltimore, MD: \$200,000 min loan amount, 5% LTV reduction from max LTV | |
| Gift Funds | • 100% allowed with 10% LTV reduction from program Max LTV (see above) • No LTV reduction required with min 5% buyer own funds • Gift of Equity not allowed for Select DSCR | |
| Impound Waivers | Allowed (see rate sheet) | |
| Interested Party Contributions (IPC) | ≤ 80% LTV = 6% Max > 80% LTV = 4% Max | |
| Minimum Square Footage | SFR: 700 sq. ft. Condo: 500 sq. ft. 2-4 Units: 400 sq. ft. each | |
| Occupancy | Non-Owner Occupied, Investment Properties Only | |
| Pre-Payment Penalty | Not allowed in: NJ*, NM. *Allowed to close in the name of a Corp. Refer to PPP Matrix for State Specific Requirements | |
| Private Party VOR's | LTV ≤ 80% & ≥ 660 FICO LTV ≤ 70% & ≥ 600 FICO | |
| Seasoning | Cash-Out: ≥ 6 months ownership, > 6 months since a prior Cash-Out, < 6 mos seasoning allowed when all borrowers on the original Note at acquisition must be on the current Note, LTV based off lesser of purchase price + documented improvements or appraised value ITIN: ≥ 12 months ownership for Cash-Out, ≥ 6 months ownership for Rate/Term | |
| Temporary Buydowns | Ineligible | |
| *All Adjustments on this matrix are cumulative, all LTV calculations start from the highest LTV allowed per product. | | |
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