

Forward Lending Full Doc & Alt Doc Closed End Second Matrix

		(Concurren	nt Close & Sta	andalone	Eligibi	lity Mat	rix ⁴								Loan	Programs	: 6/25/25 Revised: 6/25/25	
						•													
				h-Out Refi					Rate/Te	rm & Ca	sh-Out R		SCD						
	Occupancy	Property ^{2,3}		t Full Doc ⁴ o Max CLTV ¹	_	Core Full Doc				Alt Doc & DSCR FICO to Max CLTV ¹				Fixed	• 10-Year Fixed (120 Months)				
Loan Amount	t			700+ 680+	740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	Fully Amortized		20-Year Fixed (2 30-Year Fixed (2		
\$ 350,000	Primary	SFR/PUD/ 2-4 Unit/Condo	80% 75%	80% 75%	85% 80%	85% 80%	85% 80%	80% 75%	75%	85% 75%	85% 70%	80% 70%	75% 65%	70% 60%					
\$ 500,000 \$ 750,000	Residence	SPR/POD/ 2-4 Unit/Condo	70%		80%	80%	80%	75%	70%	/5%	70%	70%	65%	60%					
\$ 350,000 \$ 500.000	Investment	SFR/PUD/ 2-4 Unit/Condo			80%	80% 75%	80% 70%	75% 65%	70% 60%	75% 65%	75% 65%	70% 60%	65% 55%	60% 50%		Program Cod	es & Descrip	tions	
\$ 350,000	Second Home	SFR/PUD/Condo			80%	80%	80%	75%	60%	75%	75%	70%	65%	60%					
\$ 500,000		Shirebycondo			70%	70%	70%	65%	60%	65%	65%	60%	55%	50%		c & Core Full, Alt Doc 30 Yr Fixed – Concurrent	Non-ON	DSCR 1/Business – 30 Yr Fixed – Concurrent	
5% CLTV reduction for o 75% max CLTV ≤ \$500,0		> \$500,000 on 2-4 Unit													Non-QM/TRID -	30 Yr Fixed – Standalone	Non-QN	//Business – 30 Yr Fixed – Standalone	
2-4 Unit ineligible on Se		ct Full Doc, concurrent transaction i	ingligible													20 Yr Fixed – Concurrent 20 Yr Fixed – Standalone		1/Business – 20 Yr Fixed – Concurrent 1/Business – 20 Yr Fixed – Standalone	
Detai			Concurren	it Close						Standal	one Close					10 Yr Fixed – Concurrent 10 Yr Fixed – Standalone		N/Business – 10 Yr Fixed – Concurrent N/Business – 10 Yr Fixed – Standalone	
Max LTV/CLT	TV/HCLTV	More restrictive	e of 1st lien pr	ogram or Eligibilit	y Matrix				R	efer to Elig	gibility Mat	rix						,	
Property				max CLTV ≤ \$500,0 warrantable) - 75%									CITV			Produc	t Features		
CLTV Restr	rictions	Condo (warran	Lable & Holl-W	/arrantable) - 757			Select and (I Kell - 70:	111dX CET	v, c/0 ken	- 05% IIId.	XCLIV		-	Fixed term loan			
	-	• Alt	t Doc - Bank S	itatements, P&L w	//3 mos Bar			mployme	nt, 1099, V	VVOE only	r, Asset Util	ization			Closed End Second	 Fully disbursed at closing, r Eligible as 2nd lien only 	o draw teature		
Income Types		DSCR S% CLTV reduction													(CES)	 Must subordinate to OCME Qualifying rate is note rate 	Iust subordinate to OCMBC 1st mortgage when concurrent close ualifying rate is note rate		
Alt Doc - One Yr SE, WVOE, 1099 ITIN					75% -		(Select inel	igible)							-	Qualifying rate is note rate Qualifying payment is fully amortized payment			
ITIN DACA							(Select inel								Product Restrictions (Not Permitted)			Cormitted)	
Foreign Na	ational				00 min FICC			lect ineligi							Р	roduct Restriction	ons (Not I	Permittea)	
Eligible 1s Minimum Loa		Refer to Product R	Restrictions 1	st Liens - Concur	rent Close			Refer to	Product F	Restriction	s 1st Liens	- Standalo	ne Close			Bor	rowers		
winimum Loa	an Amount						5,000								Blind Trusts	• Lar	d Trusts	Non-Permanent Resident	
Max Combined Liens DTI		\$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											TV	 Foreign Nationals (S Irrevocable Trusts 		s than 18 years	Aliens (Select only) • Party to a lawsuit		
		All existing subordinate/junior liens (except solar liens/leases/UCC filings) must be satisfied										ITIN (Select only)		Life estates With diplomatic immunity					
		• ≤ 80%: More restric									50% max D					Tran	sactions		
Full Doc - Select		Nore restrictive of 1st lien requirement or 45% max DTI Nage Earners: Paystub, 2 yrs W-2s, W-2 transcripts • Self-Employed: 2 yrs personal and business (if applicable) tax returns, tax transcripts																	
Full Doc - : Full Doc -			Wage Earners: Paystub, 2- yrs W-2s, W-2 transcripts • Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, tax transcripts 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									s	Assumable loans		Escrow holdbacks Income produced by short				
Alt Doc - Bank S	Statements	12 months personal • 12 months business • Self-Employed only													h Cost Loans ome produced.				
Alt Doc - P&L +				P&L + 12 months b	3 months b					d only					other than OCMBC	or i	n relation to,	 Property listed for sale within 	
Alt Doc - One Year Alt Doc - V				• 12 months t			Wage Earr		т-Еттріоуе	a oniy					-	can	nabis, hemp	the last 6 months(refis only)	
Alt Doc -:					• 109	9(s) only	source of i	ncome								1st Liens - C	oncurrent Clos	ē	
Alt Doc -Asset				assets for income		l income	or blended	w/other ir	ncome •			out DTI)				Tat Liena - C	oncorrent clos	6	
DSCF Vacant/Unleas		More restrictive	e of 1st lien re	equirement or ≥ 1		Ineligible	(refis only)			• ≥ 1.0	00 DSCR				 First lien with lender 	rother than	A, VA or USDA	HomePossible	
STR (DS			• 5% CLTV red	uction • Experien					os STR ren	tal history	in last 3 ye	ars			OCMBC	mo	rtgages	 HomeReady with Reduced 	
Credit Event (Bl		• 48 months (Core Fu									onths - Core		Alt Doc &	DSCR	 Agency and Non-Age rate and ARMs with 		h-LTV Refinance neOne	Mortgage Insurance Option • HomeStyle	
							events not								fixed term < 5 years	• Ho	nePath		
Housing H	History	0 X 30 X 12 (Core Full									X 12 - Core			DSCR					
Cash-Out & S	Seasoning			t exceed second I than 1 cash-out r												1st Liens - S	tandalone Clos	e	
First Lien Se	easoning		Seasoning not	t required				6 mc	os seasonir	ne required	d on existin	e first mor	tgage		 All Affordable Purch, programs (HomeStyl 		ollateralized	 Negative amortization Private Mortgages 	
	5											5	-0-0-		Now, HomeReady, e	• Home e	quity line of	 Renovation loans 	
Recently Listed Properties		Properties listed for sale \leq 6 mos ineligible (refis only)										ARMs (Select only) credit (HELO Balloon notes or features Land Trusts			 Resident Transition Loans (RTL) 				
Apprai	ical		 1st lien appr 	raisal used						Full appra	aisal requir	ed			Construction loans		forbearance	Reverse mortgages	
Арріаі	1301	Transferred	appraisals allo	owed (Select inel	-					appraisals	allowed (S	elect inelig	(ible)						
Secondary V	/aluation	• < 2.5 CIL or	r•AVMw/>	Re ≤ 90 Score & FSD.	quired on al					or-only An	praisal or	• Full Annr	aisal			Prope	rty Types		
				es not to exceed th															
Compliance			Higher Price	ed Mortgage Loan	is (HPML) al	lowed, m	ust comply	with all a	pplicable r	egulatory	requiremer				 2-4 Units properties Agricultural zoned price 		oats Id properties	 Properties not accessible by roads 	
				DSCR Business	Purpose Lo			-	ĸestrictior	is & Rules					Barndominiums	Log hon	nes	 Properties not suitable for 	
Qualifying Payment - Sr Liens				•/	ARMs: Grea		Note rate indexed rate		e rate						Bed and Breakfast Manufactured or Boarding houses mobile homes			 vear-round occupancy Properties w/PACE obligations 	
					I/O: Fully										Churches Commercial and mix		rrantable	Properties w/private transfer	
Reserv	ves	Follow :	1st lien progra	am requirements			None				equired in g			etc.)	 Condo hotels and co 	ndotels • Projects	(Select only) that offer	fees Properties w/zoning violations 	
Title	e	Full Ti	itle policy cov	vering both liens				• ≤ \$2			rty Report (Full Title P		Policy		 Container homes Co-Ops 		tals daily, or monthly	 Rural properties Solar Panels that affect first 	
Underwr	riting	More restrictive of	f 1st lien requi	irements or produ	ict guideline	s		Follow Sele			t Doc & DS		n guideline	es.	 Deed Restricted prop only) 	perties (DSCR • Propert	ies >25 acres ies offering	lien position Stilt homes 	
		I		Additional F								_			Domes or geodesic of	domes individu	als room leases	 Unique properties 	
		US Citizens Permanent Resi													 Dwelling w/more that Fractional ownership 		Room ncy (SRO),	 Vacant land or land development properties 	
		Non-Permanent Resident Alie Select Full Doc - All borrowers											vorce and	legal	Hawaii properties in zones 1 or 2			Working farms & ranches	
Eligible Borrowers		separation (Purchases exclude	ded)						-					-	Hotel or motel conve	ersions			
		Core Full Doc, Alt Doc & DSCF be on title at application. (Pur			at lien note i	nust be o	n new loan	and on tit	ie at appli	cation. Any	y additional	porrower	s on new l	oan must					
	ons	US Territories & following sta			TX, VT, WV											DSCR - Experienced,	/Inexperience	d Investor	
eographic Restrictio						acres ma	ax - Select	only, 25 ac	res max -	Core Full D	Doc, Alt Doc	& DSCR							
	quirements	SFR: 600 min sq ft Condo: 500 min sq ft 2-4 Unit: 400 min sq ft 10 acres max - Select only, 25 acres max - Core Full Doc, Alt Doc & DSCR Full/Alt Doc loans: May only be originated by a Broker and/or Loan Officer that is licensed in the state where the subject property is located														Inexperienced Investor: Borrowers w history of owning & managing NOO occ			
eneral Property Req	quirements		be originated	by a Broker and/	DSCR (Business Purpose) loans: <u>Refer to Business Purpose Broker License Requirements</u>										 Experienced Investor: Borrower(s) with history of owning & managing NOO income-producing 			income-producing investment RE for \geq 1 yr w/in	
eographic Restrictio eneral Property Req icensing	quirements	Full/Alt Doc loans: May only				er Licens	e Requirem	ents									income	producing investment RE for ≥ 1 yr w/	
eneral Property Req	quirements	Full/Alt Doc loans: May only	ns: <u>Re</u>	efer to Business P	urpose Brok										owning & managing N		the last	producing investment RE for ≥ 1 yr w/ 3 yrs	
ieneral Property Req	quirements	Full/Alt Doc loans: May only DSCR (Business Purpose) loan	ns: <u>Re</u> to exceed 200	efer to Business P D% of current hou	urpose Brok										owning & managing N investment RE for ≥ 1	00 income-producing	the last • Allow	producing investment RE for ≥ 1 yr w/	

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