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Forward Lending NonQM Matrix

Effective Date: 09/09/25 | Revised: 09/09/25

Select NonQM and Core NonQM

Income Types Include: Full Doc - 12, 24 months

Alt Doc - 1099, WVOE, Asset Utilization, Bank Statements, P&L with 3 mos Bank Stmt, P&L Only, One Yr Self-Employment, Assets as Blended Income

Select NonQM					Core NonQM				
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
\$ 1,000,000	700+	85%	80%	75%	\$ 1,000,000	700+	90%	85%	80%
	680+	80%	80%	75%		680+	85%	85%	80%
	600+					600+	80%	80%	75%
\$ 1,500,000	720+	85%	80%	75%	\$ 1,500,000	720+	90%	85%	80%
	700+	80%	80%	75%		700+	90%	85%	80%
	680+	75%	75%	70%		680+	85%	85%	80%
	640+					640+	80%	80%	75%
	600+					600+	75%	75%	70%
\$ 2,000,000	740+	85%	80%	75%	\$ 2,000,000	740+	85%	85%	80%
	720+	80%	80%	75%		720+	85%	85%	80%
	700+	75%	75%	70%		700+	85%	85%	80%
	680+	75%	75%	70%		680+	80%	80%	75%
	640+					640+	75%	75%	70%
\$ 2,500,000	740+	80%	80%	75%	\$ 2,500,000	740+	80%	80%	75%
	720+	75%	75%	70%		720+	80%	80%	75%
	700+	75%	75%	70%		700+	80%	80%	75%
	680+	65%	65%	60%		680+	75%	75%	70%
	660+					660+	70%	70%	65%
\$ 3,000,000	720+	75%	75%	70%	\$ 3,000,000	720+	80%	80%	75%
	700+	65%	65%	60%		700+	75%	75%	70%
	680+	60%	60%	55%		680+	70%	70%	65%
	660+					660+	60%	60%	55%
> \$3,000,000	See Guides for Appraisal & Credit Overlay				\$ 3,500,000	740+	75%	75%	65%
				720+		70%	70%	65%	
				680+		60%	60%	55%	
				660+		50%	50%	45%	
					\$ 4,000,000	740+	65%	65%	60%
						720+	60%	60%	55%
						700+	50%	50%	45%

LOAN PROGRAMS

Fixed	ARM	Interest Only (IO)
• 15-Year Fixed • 30-Year Fixed • 40-Year Fixed • Nonstandard Terms Available	• 5/6 SOFR (2/1/5 Cap) • 7/6 SOFR (5/1/5 Cap) • Not Available on Select NonQM	• 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) Not Available on Select NonQM

	Select NonQM	Core NonQM
Max LTV	Non-Owner Occupied - 75% 2nd Home - 75% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - NA (FL Condo - NA) 2 Unit - 80% 3-4 Unit - 75% Rural - NA	Non-Owner Occupied - 85% 2nd Home - 85% Condo - 85% (FL Condo - 75%) Condo Non-Warrantable - 75% (FL Condo - 65%) 2 Unit - 85% 3-4 Unit - 80% Rural - 70%
Min Loan Amount	\$150,000	\$125,000
Interest Only (IO)	Not Allowed	• 640 min FICO • 80% max LTV • Reserves based on IO payment
Housing History	0 x 30 x 24 Rent free not allowed	0 x 30 x 12 1 x 30 x 12: 5% LTV reduction, > \$2.5M: 10% LTV reduction, \$3.5M max LA 1 x 60 x 12 (must be 0 x 60 in most recent 6): 10% LTV reduction, > \$2.5M: 15% LTV reduction, \$3.0M max LA 1 x 30 x 6: 10% LTV reduction, > \$2.5M: 20% LTV reduction
Credit Event (BK/SS/FC/DL/CCC)	≥ 48 Months Multiple unrelated credit events not allowed	≥ 36 Months (12 mos seasoning on discharged BK 13 or CCC w/pay history allowed) ≥ 24 Months - 10% LTV reduction, \$3.5 max LA (discharged BK 13 or CCC w/pay history allowed) ≥ 12 Months - 15% LTV reduction, \$3.0 max LA (discharged BK 13 or CCC allowed)
DTI	45% max	• 50% max, 45% max if ≥ 85% LTV (50-55% allowed w/restrictions, see product details below)
P&L Only	Not Allowed	• 80% max LTV • 660 min FICO • \$2.5M max LA • 1 x 30 x 12 allowed • 36 mos credit event seasoning • FTHB ineligible • See Profit & Loss income in 'Additional Product Details' for additional criteria
One Year Self-Employed	Not Allowed	• 80% max LTV • 75% max LTV - C/O • 660 min FICO • Income - Bank Statement only • 1 x 30 x 12 allowed
Asset Utilization	Not Allowed	• 80% max LTV • 75% max LTV - C/O • \$2.0M max LA • 1 x 60 x 12 allowed
1099 Only	Not Allowed	• \$3.0M max LA • 2 mos recent Bank Stmt • 1 x 60 x 12 allowed
WVOE Only	Not Allowed	• 620 min FICO • 80% Max LTV • 70% max LTV - C/O & FTHB • 0 x 30 x 12
ITIN	Not Allowed	• 660 min FICO • 85% max LTV • 80% max LTV - NOO • 65% max LTV - C/O • > 80% LTV - \$1.0M max LA • \$1.5M max LA • Full Doc & 12 mos Bank Stmt only • 0 x 30 x 12
Foreign National	Not Allowed	• 700 min FICO • 75% max LTV • 65% max LTV - C/O • \$2.0M max LA • 12 mos min. reserves required • 0 x 30 x 12
DACA	Not Allowed	• 85% max LTV • 75% max LTV - C/O • 0 x 30 x 12
Reserves	• 6 months min, cash-out cannot be utilized • > \$2.0M LA: 6 mos, cash-out cannot be utilized • > \$3.0M LA: 12 mos, cash-out cannot be utilized 2 mos for each addn'l financed property (based on subject property PITIA)	Owner Occupied & 2nd Home: (cash-out may be utilized) ≤ 75% LTV = no reserves, > 75% LTV = 3 mos Pur & R/T: > 80% LTV = 6 mos, 3 mos allowed w/0x30x12 Non Owner Occupied: (cash-out may be utilized) ≤ 70% LTV = no reserves, > 70% LTV = 3 mos Pur & R/T: > 80% LTV = 6 mos, 3 mos allowed w/0x30x12 All Occupancies: > \$2.0M LA: 6 mos, cash-out may be used to satisfy up to 50% of reserve requirement > \$3.0M LA: 12 mos, cash-out may be used to satisfy up to 50% of reserve requirement 2 mos for each addn'l financed property (based on subject property PITIA) * Additional 3 mos required with 1 x 60 x 12*



NonQM 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

Cash In Hand Limit (Based on LTV & FICO)

≤ 75% LTV & ≥ 700 FICO: \$1.5M max cash in hand*
≤ 70% LTV & < 700 FICO: \$1.0M max cash in hand*
> 70% - ≤ 75% LTV & < 700 FICO: \$500k max cash in hand*
> 75% LTV: \$500k max cash in hand (Free & Clear ineligible)
Vacant Properties: \$750k max cash in hand
*Free & Clear Properties: Must follow FICO requirements, 75% max LTV

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

TRID

- If primary wage earner has 3 credit scores reporting, the minimum standard tradeline requirement is met
- If primary wage earner has less than 3 credit scores, each borrower must meet the minimum standard tradeline requirements

Non-TRID Business Purpose

- If each borrower has 3 credit scores, minimum standard tradeline requirement is met*
- Any borrower with less than 3 credit scores must independently meet standard tradeline requirement
- Closing in an entity - if member with highest percentage of ownership has 3 credit scores, minimum standard tradeline requirement is met. If all members have equal ownership shares each borrower evaluated individually.
*Not available for ITINs, must independently meet tradelines requirements

NOTE: If borrower's credit scores primarily is 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 minimum standard tradeline requirements

Limited Tradelines: If standard tradelines are not met and borrower has a valid credit score:
80% max LTV - Primary and Second Homes, 70% max LTV - Investment | Not available on Select NonQM
Foreign nationals ineligible | ITIN - See ITIN Guides

NonQM Professional: +25bps Pricing Improvement for Qualified Loans

Features:

- Primary Residence only
- Purchase, Rate/Term and Cash-Out Refinance allowed
• 680 min FICO
- Borrower must be currently practicing full-time in their profession
- Copy of active license and/or degree required, see below for details

Eligibility:

Doctors:

At least 1 borrower is required to have an active license in one of the eligible fields below and must be actively practicing in that profession:

- * Medical Doctor (MD)
- * Medical Fellows
- * Medical Resident (Educational License)
- * Doctor of Dental Medicine (DMD)
- * Doctor of Dental Surgery (DDS)
- * Doctor of Ophthalmology (MD)
- * Doctor of Optometry (OD)
- * Doctor of Osteopathy (DO)
- * Doctor of Pharmacy (PharmD)
- * Doctor of Podiatric Medicine (DPM)
- * Doctor of Veterinary Medicine (DVM)

Professionals:

At least 1 borrower must possess a postgraduate degree in one of the following fields and have at least 2 years of current employment in that discipline:

- Accounting
- Architecture
- Engineering
- Finance
- Legal

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

Geographic Restrictions Texas Cash-Out: 80% max LTV (Owner-Occ, per TX 50(a)(6))
TRID (Non-Business Purpose): Row Homes ineligible in Baltimore City, MD
Investment and Non-TRID (Business Purpose): All properties located in Essex County, NJ and Baltimore City, MD (and it's neighborhoods) are ineligible

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 | OCMBC exposure - \$5.0M or 6 properties

First Time Homebuyers Primary Residence and Investment Properties allowed (2nd Homes ineligible), 300% Max payment shock
Investment - Purchase & Refinance: Full Doc and Bank Statement income only, 80% Max LTV, 660 Min FICO, 50% Max DTI, \$1.5M Max LA

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

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, 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

Profit & Loss Income Business must be in existence for at least 2 years and hold a current active license. Ineligible businesses include but are not limited to:
• Asset Speculation • Income derived from interest or capital gains • Note Holders • Real Estate Flipper / Investor / Land Developer
• Crowd Funding • Non-Profit • Private Lender / Hard Money Lender • Trust income only
• Day Trading • Income derived from rental income only • Property Management (managing rentals) • Venture Capitalist

Residual Income \$1250/month + \$250 1st + \$125 others

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 2:1 and 1:0 | 30 year fixed, Purchase transactions only | Primary & Second Home eligible, non-TRID Investment loans ineligible

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

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