

SPEED AHEAD WITH FLEXIBLE FHA FINANCING

FHA HOME FINANCING

PURCHASE, REFINANCE, STREAMLINE, AND CASH-OUT AVAILABLE

FHA LENDING

Home buying and refinancing made simple and affordable with excellent pricing and reduced out of pocket expenses.

PROGRAM HIGHLIGHTS

- 🚩 Purchase: 550 FICO at 90% LTV,
- 🚩 580 FICO at 96.5% LTV
- 🚩 Cash Out Refinance: 580 FICO at 80% LTV,
- 🚩 Manual U/W: 600 FICO at 80% LTV
- 🚩 Max DTI per AUS
- 🚩 Manual Underwriting Allowed
- 🚩 No Min Credit History with AUS Approval
- 🚩 No Income Needed on FHA Streamline
- 🚩 Blended Ratios with Non-occupant
- 🚩 Co-borrower
- 🚩 W2 Only Available
- 🚩 One FICO Score Allowed
- 🚩 Min Loan Amount \$75,000

ForwardLendingMTG.com
(844) 941-5626

INTENDED FOR USE BY REAL ESTATE AND LENDING PROFESSIONALS ONLY AND NOT FOR DISTRIBUTION TO CONSUMERS.

Forward Lending, 19000 MacArthur Blvd, Ste 300, Irvine, CA 92612 | Phone: 844.941.5626 | Forward Lending is a registered DBA of OCMBC, Inc. NMLS ID #2125. Programs and rates are subject to change without notice. Turn time estimates are not warranted or guaranteed. Intended for use by real estate and lending professionals only and not for distribution to consumers. OCMBC, Inc. is licensed in the following states that require specific licensing disclosures: AZ (#0909401). CA CFL - Loans made or arranged pursuant to the California Financing Law, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act (#4130724). GA Georgia Residential Mortgage Licensee (#20571). IL MB.6759942 Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph, 9th Floor, Chicago, IL 60601 1-888473-4858. MA Lender (#ML2125). MO Missouri Mortgage Company License #2125 In-State Office: Missouri In-State Branch License #2396190 3636 S. Geyer Road, Suite 100, Office 134, St. Louis, MO 63127. RI Rhode Island Licensed Lender. NJ Licensed by the N.J. Department of Banking and Insurance. VA NMLS ID #2125 (www.nmlsconsumeraccess.org). Also licensed in AK, AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MS, MT, NC, NE, NH, NM, OH, OK, OR, PA, SC, SD, TN, TX, UT, WA, WI, WV and WY. Not licensed or conducting business in New York. For more licensing information, visit the Nationwide Multistate Licensing System's Consumer Access website www.nmlsconsumeraccess.org. Copyright 2026. Revised 01.17.25