



**FORWARD**   
**LENDING**

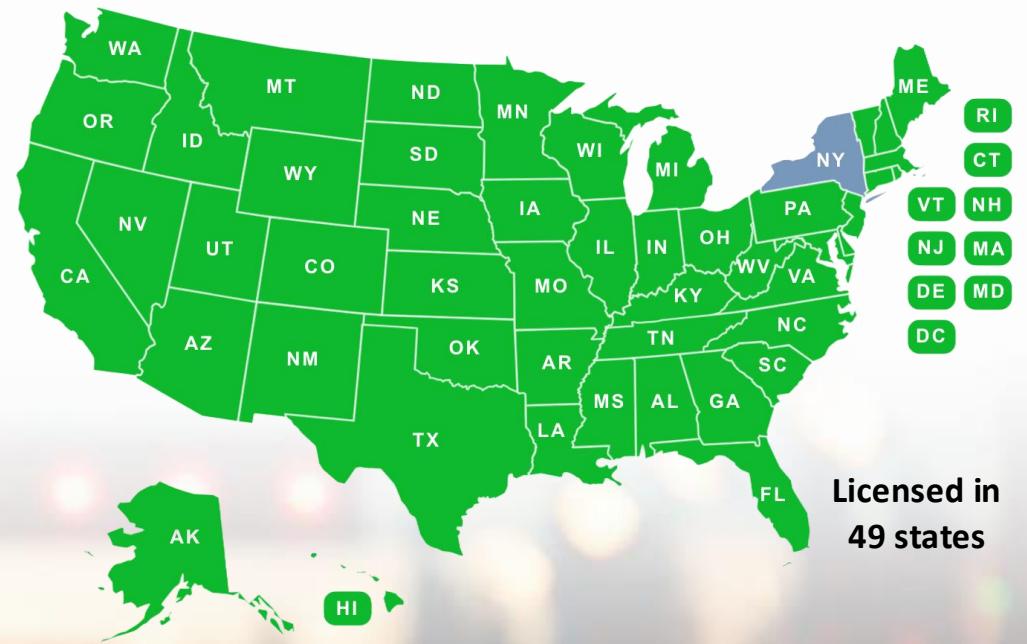
[FORWARDLENDINGMTG.COM](http://FORWARDLENDINGMTG.COM)

**DSCR FOREIGN NATIONAL**

# FORWARD LENDING

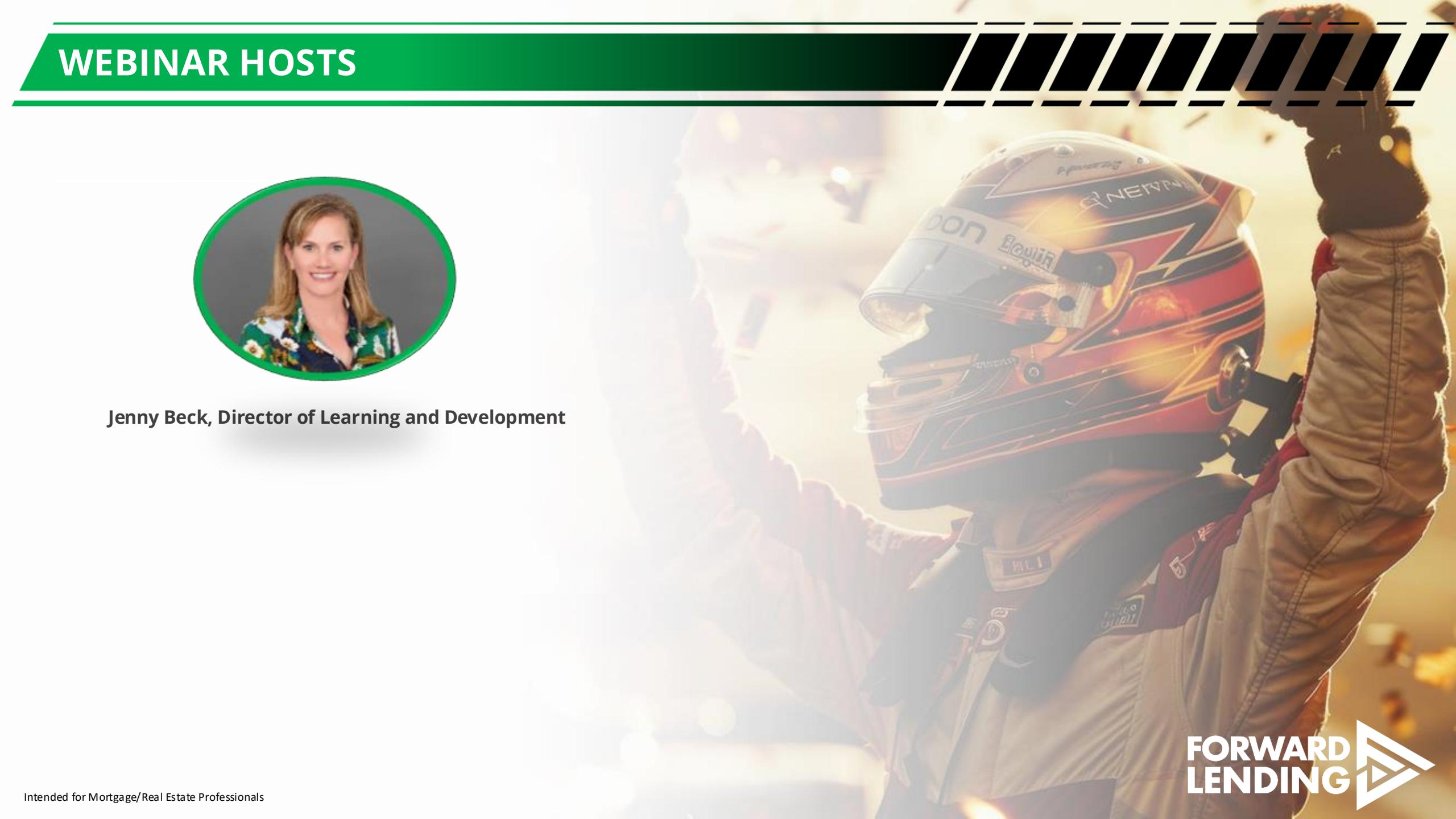
## Speed, Quality, Service

Forward Lending provides Speed, Quality and Service. Our combination of wholesale loan products and wholesale loan rates in the industry surpass the competition. We understand our clients need loan programs that give you the competitive edge with your customers. With a variety of different home loan products and programs to choose from including unique, Non-QM loan portfolio products, there's no other place to look than *FORWARD*.



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## WEBINAR HOSTS



**Jenny Beck, Director of Learning and Development**

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# FREE TRAINING FOR TEAMS

## THE TRACK



Receive free training on one of the most powerful tools to help you close more loans, The Track.



Learn how to submit, price, disclose your loan in minutes using our new TPO portal.



Get an edge on the competition and expand your business at the same time with The Track.



Schedule training now and reserve a spot for you and your team.



Training available now! <https://forwardlendingmtg.com/the-track/>

# SPECIALS FOR JANUARY!

**2026 Starts in the Fast Lane!**

## **25 BPS Price Improvement on Non-QM\***

- Purchase/ R/T Refi/ Cash-Out
- Includes DSCR 5-8 units and Jumbo

## **25 BPS Price Improvement on FHA and Fast 100/100+ DPA programs**

- FHA: 25 BPS Price Improvement
- Includes Fast 100/100+ DPA loans and Streamlines

**\*Non-QM Specials exclude Seconds (Closed End or Stand-Alone)**

Offers valid for loans locked between 1/1/2026 and 1/31/2026. All offers are subject to change without prior notice. Rate and price improvements are applicable only to qualifying loan programs and borrowers, and not all applicants will qualify. Specials cannot be combined with any other offer or price exception unless explicitly stated. Terms, restrictions, and conditions apply. This is not a commitment to lend.

Forward Lending is not affiliated with or acting on behalf of or at the direction of the Federal Housing Administration, Veterans Administration, or the Federal Government.



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**DSCR FOREIGN NATIONAL**

# DSCR FOREIGN NATIONAL HIGHLIGHTS

**Our Foreign National DSCR program offers flexible options, competitive guidelines, and the support you need to grow your business!**

## **What is a Foreign National?**

A Foreign National is a non-resident alien who is not authorized to live or work in the U.S or holds a work visa that is indicative of a more temporary residency than those required to meet Non-Permanent Resident Alien requirements.

A Foreign National may periodically visit the US for various reasons including vacation and/or business.

To be eligible, the borrower must live and work in another country and be a legal resident of that same country. They may not purchase a property intended for use as a primary resident.



# DSCR FOREIGN NATIONAL HIGHLIGHTS

- LTV's up to 75% for Purchase, 70% Rate/Term, 65% Cash Out
- Min Fico 680
- Min DSCR 1.00
- \$2.0M Max Loan Amount
- 0 x 30 x 12 with full 2 yr history
- > 36 months Credit Event Seasoning
- 12 mos reserves – Cash-out can be used

Foreign National DSCR - Ratio 1.0				
FICO to Max LTV/CLTV				
Loan Amount	Credit Score	Purchase	Rate/Term	Cash-Out
	720+	75%	70%	65%
	700+	70%	65%	60%
\$ 1,000,000	680+/No FICO	65%	60%	55%
	660+			
	640+			
	720+	70%	65%	60%
	700+	65%	60%	55%
\$ 1,500,000	680+/No FICO	60%	55%	50%
	660+			
	640+			
	740+	65%	60%	55%
	720+	65%	60%	55%
\$ 2,000,000	700+/No FICO	60%	55%	50%
	680+			
	660+			
	640+			

# DSCR FOREIGN NATIONAL HIGHLIGHTS

## Borrower Eligibility:

Borrowers who reside in & are citizens of the following countries/regions are eligible:

**Canada**

**Caribbean** (excluding Cuba)

**China** (excluding Hong Kong) as permitted

**Europe** (excluding Russia)

**Japan**

**Latin America** (excluding Nicaragua)

**South America** (excluding Venezuela)

## Tradelines:

Borrowers with FICO/credit history

Standard tradeline requirements followed

Limited tradelines not allowed

Borrowers without FICO/credit history

12-month credit rating from an internationally known financial institution in the borrower country of origin

US tri-merge credit report required for each borrower to verify credit or confirm no credit history

## Limitations

- ✓ Maximum exposure to a single borrower or entity shall not exceed 3 properties
- ✓ When both the buyer and seller are entities, sufficient seller entity documentation must be provided to establish ownership and confirm there is no mutual ownership interest
- ✓ Delayed financing not allowed
  - ✓ 2 acres max

## Documentation Requirements

- ✓ Valid and unexpired passport with photo &
- ✓ Valid and unexpired visa with photo or an I-797 form with valid extension dates and I-94, or

Note: Borrowers from countries participating in the State Department's Visa Waiver Program (VWP) are not required to provide a valid visa  
<https://travel.state.gov/content/travel/en/us-visas/tourism-visit/visa-waiver-program.html>

Canadian citizens do not require a nonimmigrant visa

# PRICING IN THE TRACK (EXAMPLE)

**Mortgage Information**

Non-QM  No  Yes  
 Business Purpose Loan?  No  Yes

Loan purpose \* Purchase  Refinance  
 Lien position  First  Second

Doc type \* Investor - DSCR  UW fee buyout \*  No  
 Yes (Fee bought-out)

Loan term 30 Year  15 Year  
 Amortization  Fixed  ARM

Mid FICO \* 300  No FICO?

DSCR % \* 1

Buydown Type None  Points  
 Is there a Co-Borrower?  No  Yes  
 Prepay Period 3 Years  5 Years  
 Months of Reserves \* 12

Waive escrows  No  Yes  
 Self Employed  No  Yes  
 Vested in LLC?  No  Yes  
 Short Term Rental?  No  Yes  
 Interest Only  No  Yes  
 First Time Homebuyer?  No  Yes  
 Citizenship Foreign National  US Citizen  
 Mortgage Lates?  No  Yes  
 Foreclosure?  No  Yes  
 Bankruptcy?  No  Yes  
 Professional?  No  Yes

Property Information

Property zip \* 90210 Property type \* SFD/SFR  
 Property state \* CA Units 1  
 Property city \* Beverly Hills Occupancy type \* Investment

Paid By Seller Remaining

Seller contribution: 0   
 Apply seller contribution to discount?  No  Yes

100% of your compensation will be paid by the borrower: 6,500  0  6,500

3rd party closing costs \* 10,104   
 Add UW & Doc fee: 2,195   
 Total 3rd party costs: 12,299  0  12,299

Total 3rd party and compensation costs: 18,799  0  18,799

Allowable lender credit: 12,299  
 LC cannot be applied to Compensation

Amount to be applied: 0   
 Discount to buy the rate down: 0   
 Remaining cash from borrower for fees after lender credit: 18,799  
 Amount to be built into pricing: 0

Borrower paid broker comp: 6,500  Summary cash to close  
 Base pricing: 100,000  Down payment: 140,000  
 Credit applied to 3rd party: 18,799  Remaining cash for fees after: 18,799

**Forward Lending Wholesale - Non-QM Core DSCR 30 Yr Fixed - EG**

Net	7.375	7.375	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

**Forward Lending Wholesale - Non-QM Core DSCR 5/6 30 Yr SOFR ARM - EG**

Net	7.375	7.594	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

**Forward Lending Wholesale - Non-QM Core DSCR 7/6 30 Yr SOFR ARM - EG**

Net	7.375	7.549	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

**Forward Lending Wholesale - Non-QM Core 5% Fixed PPP DSCR 30 Yr Fixed - EG**

Net	7.375	7.375	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

**Forward Lending Wholesale - Non-QM Core 5% Fixed PPP DSCR 5/6 30 Yr SOFR ARM - EG**

Net	7.375	7.594	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

**Forward Lending Wholesale - Non-QM Core 5% Fixed PPP DSCR 7/6 30 Yr SOFR ARM - EG**

Net	7.375	7.549	101.000 <input checked="" type="checkbox"/>	(\$2,600)	\$1,795

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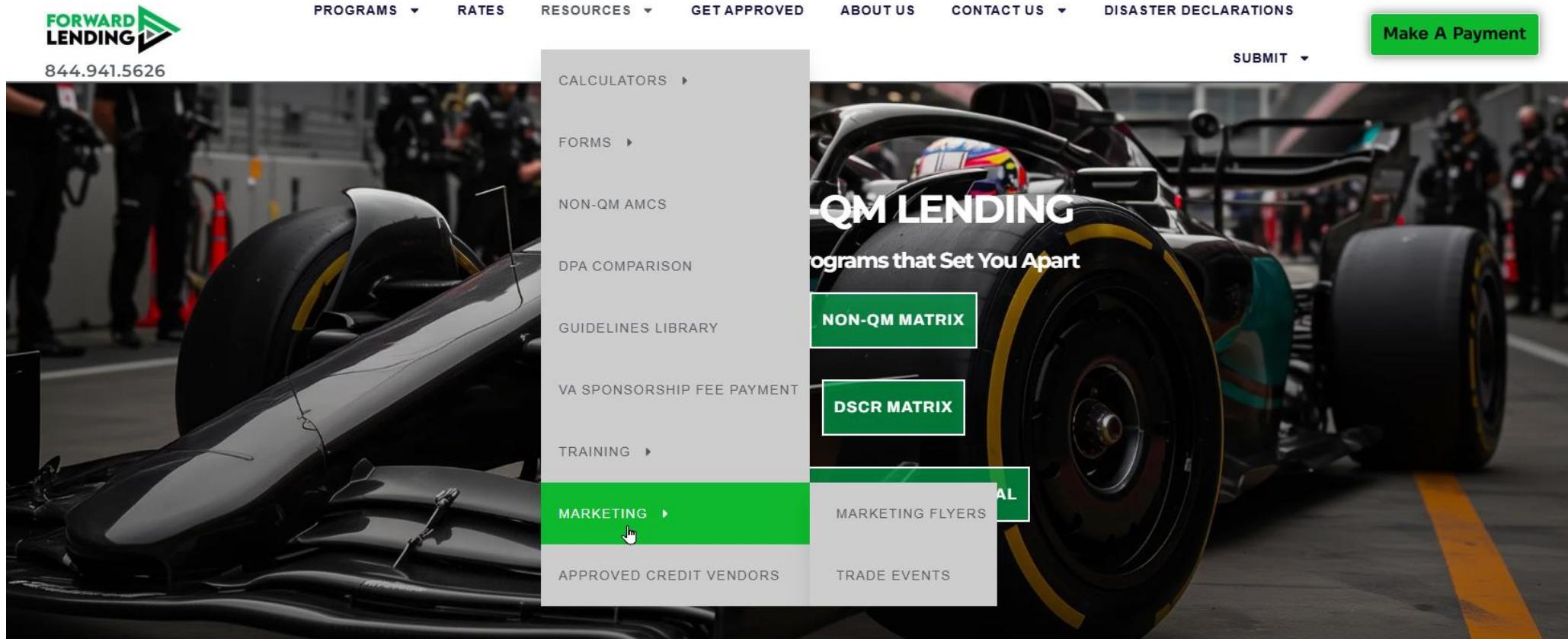
Intended for Mortgage/Real Estate Professionals

**FORWARD LENDING** 

# DSCR MATRIX AT A GLANCE...

Non-QM Investor Programs																										
Select DSCR - Ratio 1.25				Core DSCR - Ratio 1.0				DSCR Fusion - DSCR + Asset Utilization				Sub1 DSCR - Ratio ≥ .75 - < 1.0				No Ratio DSCR - Ratio < .75				Foreign National DSCR - Ratio 1.0						
FICO to Max LTV/CLTV				FICO to Max LTV/CLTV				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	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%	\$ 1,000,000	720+	75%	70%	65%		
	700+	75%	75%	70%		700+	80%	80%	75%		700+	70%	70%	65%		700+	65%	65%	60%		700+	70%	65%	60%		
	680+					680+	80%	80%	75%		680+	75%	75%	70%		680+	70%	70%	65%		680+	680+No FICO	65%	60%	55%	
	640+					640+	75%	75%	70%		640+					660+					660+					
\$ 1,500,000	620+				\$ 1,500,000	620+	70%	70%	65%		720+	85%	85%	75%	720+	70%	70%	65%	720+	70%	65%	60%				
	720+	75%	75%	70%		700+	80%	80%	75%		700+	70%	70%	65%	700+	65%	65%	60%	700+	65%	60%	55%				
	680+					680+	80%	80%	75%		680+	70%	70%	65%	680+	65%	65%	60%	680+	680+No FICO	60%	55%	50%			
	640+					640+	70%	70%	65%		640+					660+					660+					
\$ 2,000,000	620+				\$ 2,000,000	620+	65%	65%	60%		740+	80%	80%	75%	740+	60%	60%	55%	740+	65%	60%	55%				
	740+	75%	75%	70%		720+	80%	80%	75%		720+	65%	65%	60%	720+	60%	60%	55%	720+	65%	60%	55%				
	720+	70%	70%	65%		700+	75%	75%	70%		700+	65%	65%	60%	700+	60%	60%	55%	700+	60%	55%	50%				
	680+					680+	75%	75%	70%		680+	65%	65%	60%	680+	60%	60%	55%	680+							
\$ 2,500,000	640+				\$ 2,500,000	640+	70%	70%	65%		640+	60%	60%	55%	640+	65%	65%	60%	640+	65%	60%	55%				
	620+					620+	80%	80%	75%		740+	80%	80%	75%	740+	60%	60%	55%	740+							
	720+	70%	70%	65%		700+	75%	75%	70%		700+	60%	60%	55%	700+	55%	55%	50%	700+	55%	55%	50%				
	680+					680+	75%	75%	70%		680+	60%	60%	55%	680+	55%	55%	50%	680+	680+	660+	640+				
\$ 3,000,000	640+				\$ 3,000,000	640+	70%	70%	65%		640+	60%	60%	55%	640+	65%	65%	60%	640+	65%	60%	55%				
	620+					620+	60%	60%	55%		740+	75%	75%	70%	740+	50%	50%	45%	740+							
	720+	60%	60%	55%		700+	70%	70%	65%		720+	50%	50%	45%	720+	50%	50%	45%	720+	700+	680+	660+				
	680+					680+	70%	70%	65%		680+	65%	65%	60%	680+	50%	50%	45%	680+	650+						
\$ 3,500,000	640+				\$ 3,500,000	640+	65%	65%	60%		620+				620+				740+							
	620+					620+	55%	55%	50%		740+	75%	75%	70%	740+	50%	50%	45%	720+	700+	680+	660+				
	720+	60%	60%	55%		700+	70%	70%	65%		700+	50%	50%	45%	700+	50%	50%	45%	700+	650+						
	680+					680+	70%	70%	65%		680+	65%	65%	60%	680+	50%	50%	45%	680+	660+						
Select DSCR		Core DSCR		DSCR Fusion		Sub1 DSCR		No Ratio DSCR		Foreign National 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		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		\$100,000																
DSCR		1.25 min ratio		1.00 min ratio   > 80% 1.20 min ratio		Initial DSCR w/out Asset Utilization: ≥ 0.75 - ≤ 0.90 ratio Final DSCR w/Asset Utilization: ≥ 1.15		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																						• Qualify on IO Payment ALL States • Reserves based on IO Payment		
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		0 x 30 x 12		0 x 30 x 12		0 x 30 x 12		0 x 30 x 12 & 2 yr history required										
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		> 36 months		> 36 months		> 36 months		> 36 months		> 36 months		> 36 months		> 36 months				

# MARKETING MATERIAL ON OUR WEBSITE!



FORWARD LENDING

844.941.5626

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SUBMIT ▾

CALCULATORS ▾

FORMS ▾

NON-QM AMCS

DPA COMPARISON

GUIDELINES LIBRARY

VA SPONSORSHIP FEE PAYMENT

TRAINING ▾

MARKETING ▾

APPROVED CREDIT VENDORS

NON-QM MATRIX

DSCR MATRIX

MARKETING FLYERS

TRADE EVENTS

QM LENDING

Programs that Set You Apart

AL

# CONTACT US

Juju McIntire  
EVP | Co-Founder

Chris Calderon  
EVP | Co-Founder

**FORWARD**   
**LENDING**

WE KEEP YOU MOVING FORWARD

**844.941.5626**