FORWARD LENDING FHA DPA PRODUCT MATRIX
FAST 100 & FAST 100 PLUS & FAST 100 PLUS SUPREME

PRIMARY RESIDENCE STANDARD AND HIGH BALANCE LTV/CLTV MATRIX[3,4]				
Transaction Type[1]	Number of Units	Maximum LTV/CLTV/HCLTV		Minimum Credit Score
FHA Purchase	1-2 Units	Fast 100[2]	96.50% LTV + 3.5% DPA = 100% CLTV	620 – AUS 660 – Manual
		Fast 100 Plus	96.50% LTV + 3.5% DPA = 100% CLTV	
		Fast 100 Plus Supreme	96.50% LTV + 5.0% DPA = 101.5% CLTV	

[1] Row Homes in Baltimore City, MD: External-only BPO secondary valuation required within 10% tolerance
[2] High Balance not eligible on the Fast 100 3-yr forgivable term
[3] High Balance not eligible in WA
[4] Subject properties located in the state of Georgia are temporarily ineligible

FIXED PRODUCT OFFERINGS	
Fixed Rate Products	• 30-year fixed

The FHA DPA product is designed to increase homeownership opportunities for low-to-moderate income individuals and families nationwide, excluding New York. Unless otherwise specified below, loans must adhere to FHA eligibility requirements, as outlined in the FHA Single Family Housing Handbook 4000.1.

The first lien is an FHA 30-year fixed rate, fully amortized mortgage.

Down Payment Assistance allows up to 100% CLTV (or 101.5% CLTV for Fast 100 Plus Supreme only) via the following three options:

1) Fast 100 - 2nd lien with a 0.00% Note rate, deferred payments with a 3-year forgivable term option

2) Fast 100 Plus - 2nd lien with an interest rate equal to the first lien rate + 2%, 10-year amortization and monthly payments required

3) Fast 100 Plus Supreme - 2nd lien with an interest rate equal to the first lien rate + 2%, 10-year amortization and monthly payments required

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TOPIC	CRITERIA
Application/URLA – Initial and Final	• Initial and Final URLA are both required per FHA guidelines • At least one of the URLAs must be signed by the Mortgage Loan Originator (MLO), and at least one must have the 'Present Housing Expense' section completed (no exceptions)
Borrower Contribution	• Borrower's minimum contribution is $0.00
Cash Back to Borrower	• Borrower may not receive any cash back from DPA proceeds (except earnest money deposit)
Credit Requirements	• Borrowers must have at least one (1) credit score • 620 minimum credit score for AUS Approve/Accept findings • 660 minimum credit score for Manual Underwriting • Must meet all FHA credit standards per FHA Single Family Housing Handbook 4000.1 • Borrower whose only credit history is built from 'Authorized User' account is not eligible

Debt-to-Income Ratio (DTI)	• Follow AUS findings (Approve/Eligible or Accept findings required)
	• Manual Underwriting
	  ○ Maximum DTI is 45%
	  ○ Except where noted above for max DTI and minimum credit score, must follow FHA guidelines regarding manual underwriting and required compensating factors
	• Fast 100 Plus and Fast 100 Plus Supreme 2nd lien payment must be included in qualifying ratios (2nd rate equal to first lien rate + 2% and a 10-year amortization)
	• Underwriter must resubmit AUS after loan is locked

Down Payment Assistance (DPA)	• Up to 5.0% of the sales price or appraised value, whichever is less
	• DPA proceeds may be used for down payment and/or closing costs
	• **Fast 100 Plus and Fast 100 Plus Supreme:** 2nd liens have an interest rate equal to first lien rate + 2%, amortized over 10 years with monthly payments required
	• **Fast 100:** 2nd lien provides up to 3.5% assistance at 0.00% Note rate with deferred payments fully amortized over 30 years with 3-year forgivable option
	  ○ Fast 100 is forgivable if:
	  ▪ Loan has satisfied the full forgivable term (3-yr) measured from the Note date, and
	  ▪ At least one borrower continues to occupy the property as their primary residence, and

TOPIC	CRITERIA
	▪ A Repayment Event has not occurred. A Repayment Event is the earliest of the following: ♦ Transfer of title ♦ Sale of the property ♦ Payoff of the first lien ♦ Payoff of the subordinate loan principal balance ♦ Refinance of the first lien ♦ Disposition of the property, including, without limitation foreclosure or transfer pursuant to any power of sale
Eligible Borrowers	• US Citizens • Permanent Residents • Non-Permanent Residents: ○ Case numbers assigned on or after May 25, 2025, are ineligible except for citizens of Federated States of Micronesia, the Republic of the Marshall Islands, or the Republic of Palau that have an EAD Category Code A08. ○ Refer to FHA Single Family Housing Policy Handbook 4000.1 for additional requirements
Eligible Properties	• Condominium (in accordance with FHA guidelines and must not be in litigation) • Manufactured housing (single-wide ineligible) • Planned Unit Development (PUD) • SFR (1-2 Units) • Townhomes
Fees	• 1st Lien: Customary and reasonable closing costs and fees allowed in accordance with loan agency, Federal, State and local laws and regulations • 2nd Lien: No lender fees are allowed, customary 3rd party closing costs are acceptable
First Mortgage Loan Types	• **Loan Types (in accordance with FHA Guidelines)** ○ 203(b)

TOPIC	CRITERIA
High-Cost, HPML and QM Compliance	• HPML transactions are permitted; Lender must comply with CFPB and TRID requirements • High-cost loans are ineligible • All loans must comply with ATR/QM compliance • Loans exceeding 3% maximum points/fees test not permitted, unless cured to comply with the 3% threshold • Bona Fide Discount Points must adhere to CFPB and all (if any) state regulations
Homebuyer Education	• At least one borrower must receive housing counseling from a Fannie Mae, Freddie Mac, or HUD-approved non-profit housing counseling agency prior to the Note date • A partial list of options can be found in these links: Fannie Mae HomeView® Freddie Mac CreditSmart® Homebuyer U HUD Housing Counseling Services
Income	• Follow FHA Single Family Housing Handbook 4000.1 guidelines • The following types of income are unacceptable: ○ Income that is not in accordance with all applicable federal, state and local laws, rules and regulations ○ Any income generated from the cannabis or hemp industry ○ Section 8 Housing Choice Vouchers • Income Limits: No restrictions
Ineligible Features	• Building on own land • Construction-to-Perm • Easements and deed restrictions that affect value, marketability, or property accessibility as determined by the appraiser, and for which no protective title endorsement is available • Proposed or under construction (New Construction is eligible provided it is complete at the time of purchase)

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TOPIC	CRITERIA
Ineligible Properties	• 3-4 Unit Properties • Co-Ops • Indian Leased Land • Properties with Solar Panels that affect first lien position • Resale type deed restrictions • Single-Wide Manufactured Homes
Interested Party Contribution (IPC)	• Interested parties may contribute up to 6% of the sales price toward buyer's closing costs, including origination fees, prepaids and discount points • Interested party contributions exceeding 6% are considered an inducement to purchase
Loan Amount	• Minimum Loan Amount - $75,000 • Maximum loan amount follows standard conforming FHA Guidelines and varies by subject property county (HUD FHA Mortgage Limits Lookup Tool) ○ High Balance not allowed on the Fast 100 3-year forgivable term option
Loan Purpose	• Purchase only
Mortgage Insurance (MI)	• Standard FHA Coverage
Occupancy	• Primary Residence only • Non-occupant co-borrowers allowed per FHA Single Family Housing Handbook 4000.1 • Non-occupant co-signers allowed per FHA Single Family Housing Handbook 4000.1 • First-time Homebuyers allowed
State Specific Restrictions	• AZ – Minimum 2nd TD Loan Amount of $5,000.00 • GA, NY – Ineligible • KY – DPA loan amounts under $15,000 are subject to an 8% maximum interest rate. • SC – Minimum 2nd TD Loan Amount of $5,000.00 • WA – High balance ineligible
Tax Transcripts	• Required for self-employed borrowers and when tax returns are used to qualify borrower income

TOPIC	CRITERIA
Temporary Buydown	• Allowed with limitations – see 'Temporary Buydown Guide' below for specific terms and conditions

TEMPORARY BUYDOWN GUIDE	
Product Eligibility	• Temporary buydown only applies to first lien and is not applicable to the DPA product • Must meet all terms of FHA DPA program • Seller/Builder funded only

Term of Buydown	• 2/1 Buydown:
	  ○ 24-month term
	  ○ Initial interest rate temporarily reduced by no more than two (2) percent below the Note rate and increased by no more than one (1) percent annually for no more than two (2) years, with the non-reduced Note rate applying for remaining term of loan

Underwriting Criteria	• Borrowers qualified using Note rate, not buydown rate • Standard Interested Party Contribution guidelines apply • Temporary Buydowns do not apply to the DPA transaction – only to the first lien • Seller/Builder funded only