



19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Effective Date: Fri, October - 2 - 2026

NonQM Forward Lending									
Loan Level Pricing Adjustments									
FICO/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
780+	0.875	0.625	0.625	0.625	0.500	0.225	(0.375)	(1.375)	(3.025)
760-779	0.650	0.588	0.588	0.500	0.375	0.125	(0.500)	(1.875)	(3.275)
740-759	0.588	0.500	0.500	0.375	0.125	(0.375)	(0.750)	(2.125)	(3.525)
720-739	0.500	0.375	0.375	0.125	(0.250)	(0.600)	(1.025)	(2.875)	(4.025)
700-719	0.125	(0.125)	(0.125)	(0.500)	(0.625)	(1.125)	(1.900)	(3.625)	(4.775)
680-699	(0.125)	(0.250)	(0.350)	(0.625)	(1.125)	(1.750)	(2.925)	(4.625)	#N/A
660-679	(0.625)	(0.625)	(0.500)	(0.875)	(1.375)	(2.725)	(3.875)	#N/A	#N/A
640-659	(1.375)	(1.500)	(1.750)	(2.000)	(2.250)	(3.875)	(4.775)	#N/A	#N/A
620-639	(2.500)	(2.500)	(2.625)	(2.775)	(3.275)	(4.775)	(5.750)	#N/A	#N/A
600-619	(3.000)	(3.250)	(3.500)	(3.750)	(4.250)	(5.625)	(6.500)	#N/A	#N/A
Program									
SELECT	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	#N/A
Core	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Income Doc Types									
VOE w/ Bank Statement	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)
1099 w/ Bank Statement	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)
Asset Utilization	(0.375)	(0.500)	(0.500)	(0.500)	(0.750)	(1.000)	(1.500)	#N/A	#N/A
P&L w/ Bank Statement	(0.125)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)
P&L Only	(0.750)	(0.750)	(0.750)	(0.750)	(1.000)	(1.500)	(2.000)	#N/A	#N/A
Professional	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Purpose									
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Rate Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	(0.125)	(0.125)	#N/A
Cash Out Refi	0.000	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	#N/A	#N/A
Rate Term Refi FICO < 680	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	#N/A	#N/A
Cash Out Refi FICO < 680	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)	(1.000)	#N/A	#N/A	#N/A
Loan Amount									
<\$150,000	(0.500)	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.250)	(1.250)
\$150,001-\$250,000	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)
\$250,001-\$500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.000	0.000
\$500,001-\$1,000,000	0.375	0.375	0.375	0.375	0.375	0.250	0.250	0.250	0.250
>\$1,000,000	0.625	0.375	0.375	0.250	0.250	0.250	0.250	0.000	0.000
>\$1,500,000	0.250	0.250	0.125	0.125	0.125	0.125	0.125	0.000	0.000
>\$2,000,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.500)	#N/A
>\$2,500,000	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	#N/A	#N/A
>\$3,000,000	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	#N/A
>\$3,500,000	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	#N/A	#N/A	#N/A	#N/A
>\$4,000,000	(3.000)	(3.000)	(3.000)	(3.000)	#N/A	#N/A	#N/A	#N/A	#N/A
Occupancy/Property/Units									

NOO	0.000	0.000	0.125	0.375	0.375	0.375	0.375	0.500	#N/A
2nd Home	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	#N/A
NW Condo	(1.000)	(1.000)	(1.000)	(1.000)	(1.250)	(1.500)	#N/A	#N/A	#N/A
2 Units	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	#N/A
3-4 Units	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	(0.625)	#N/A	#N/A

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MANUAL LPC CALCULATOR		
Loan amount		\$500,000.00
LPC %	2.250	\$11,250.00
LPC Flat Fee		0.000
Total LPC ILPA		2.250
Final Price After LPC →		#N/A

*YSP allowed up to 102,000, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only

*YSP & Lender Credit are not Applicable to DSCR 5-8 Unit

*YSP requests must be sent via e-mail to the Lockstep, AE and AM

Calculator does not verify eligibility.

Please use in conjunction with product matrix.

Full Doc Includes	Alt Doc Column Includes
Tax Returns	12 Bank Statements
1099 Only	12 or 24 CPA P&L
Asset Utilization Only	Asset Utilization W/ Bank Stmt
Asset Utilization W/ Full Doc	
VOE	

October Specials	
Specials cannot be combined	
25 Bps	30 Yr ARM NonQM Loans (Incl DSCR 5-8)
50 Bps	40 Yr Fixed Rate NonQM Loans (Incl DSCR 5-8)
25 Bps	All 3 Yr+ Prepayment Penalties (Incl DSCR 5-8)



Forward Lending Mortgage

19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Effective Date:

Fri, October - 2 - 2026

Base Price		
30 Day Lock		
Rate	DSCR	DSCR 5-8
6.375	96.101	#N/A
6.499	96.663	#N/A
6.625	97.163	#N/A
6.750	97.663	#N/A
6.875	98.163	#N/A
6.999	98.663	#N/A
7.125	99.163	#N/A
7.250	99.663	95.225
7.375	100.038	95.600
7.499	100.413	96.225
7.625	100.788	96.725
7.750	101.163	96.975
7.875	101.476	97.225
7.999	101.788	97.725
8.125	102.101	97.975
8.250	102.413	98.225
8.375	102.726	98.475
8.499	102.976	98.850
8.625	103.226	99.225
8.750	103.476	99.475
8.875	103.726	99.850
8.999	103.976	99.975
9.125	104.226	100.350
9.250	104.476	100.600
9.375	104.726	100.975
9.499	104.851	101.350
9.625	104.976	101.600
9.750	105.101	101.850
9.875	105.226	102.100
9.999	105.351	102.350
10.125	105.476	102.600
10.250	105.601	102.850
10.375	105.726	103.100
10.499	105.851	103.350
10.625	105.976	103.600
10.750	106.101	103.850

Lock Term	LLPA
45 Day	(0.250)
60 Day	(0.500)

Extension Cost
Temporary Guidance See Below Extension Cost
All Rates @ 2 bps / day Extension Cost
Current lock extension costs/policies apply to all active locks, regardless of lock date
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost
All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions

Allowable Fees
[Click Here](#)

PPP Requirements

PPP Required on NOO>80% LTV

* 6 Months interest on 80% of the Principal Balance *

** 5% Fixed PPP option is 5% penalty on Current Balance for the duration of the Pre-Pay Term **

DSCR Forward Lending								
Loan Level Pricing Adjustments								
FICO/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
780+	1.375	1.150	1.025	1.000	0.750	0.550	(0.500)	(2.250)
760-779	1.150	1.000	1.000	0.850	0.500	0.425	(0.750)	(2.500)
740-759	1.000	0.875	0.875	0.713	0.400	0.213	(0.875)	(2.750)
720-739	0.875	0.750	0.750	0.650	0.025	(0.100)	(1.750)	(3.250)
700-719	0.650	0.375	0.125	0.025	(0.250)	(1.000)	(2.500)	#N/A
680-699	0.250	(0.125)	(0.125)	(0.250)	(0.850)	(1.500)	(3.250)	#N/A
660-679	(0.250)	(0.250)	(0.750)	(1.250)	(1.975)	(2.600)	#N/A	#N/A
640-659	(0.900)	(1.250)	(1.650)	(1.875)	(2.875)	(3.625)	#N/A	#N/A
620-639	(2.000)	(2.250)	(2.400)	(2.875)	(3.625)	#N/A	#N/A	#N/A

Program								
SELECT - DSCR	0.500	0.500	0.500	0.500	0.500	0.500	#N/A	#N/A
Core DSCR (≥1.20)	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
Core DSCR (≥1.00)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Sub1 DSCR (0.75-0.99)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	#N/A	#N/A
No Ratio DSCR - < 0.75	(3.000)	(3.000)	(3.000)	(3.000)	(3.000)	#N/A	#N/A	#N/A
DSCR Fusion (DSCR + Asset Util)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	#N/A
Purpose								
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Rate Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
Cash Out Refi	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(1.750)	#N/A
Rate Term Refi FICO < 680	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	#N/A
Cash Out Refi FICO < 680	(0.500)	(0.500)	(0.625)	(0.750)	(0.750)	#N/A	#N/A	#N/A

	Loan Amount							
<\$150,000	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	(1.500)
\$150,001-\$250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.250)
\$250,001-\$1,000,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
>\$1,000,000	0.375	0.250	0.250	0.250	0.250	0.000	0.000	0.000
>\$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
>\$2,000,000	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	#N/A
>\$2,500,000	(0.375)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	#N/A
>\$3,000,000	(1.000)	(1.000)	(1.000)	(1.000)	(1.250)	(1.500)	#N/A	#N/A
>\$3,500,000	(2.000)	(2.250)	(2.500)	(3.000)	#N/A	#N/A	#N/A	#N/A

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	Payment History							
	0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	1x30x12	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.500)	(2.000)
	1x60x12	(1.750)	(1.750)	(1.750)	(1.750)	(2.000)	(2.000)	#N/A
	1x30x6	(1.750)	(1.750)	(1.750)	(1.750)	(2.000)	(2.000)	#N/A
	0x30x24	0.000	0.000	0.000	0.000	0.000	0.000	0.000

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NonQM Price Calculator		
Inputs		
Interest Rate →	Choose a Selection	Reset
LTV Range	Choose a Selection	
FICO Range	Choose a Selection	FALSE
Program	Core DSCR (≤1.00)	#N/A
Reserves	Choose a Selection	0.000
Payment History	Choose a Selection	#N/A
Credit Events	NONE	0.000
Doc Type	DSCR	0.000
Additional Adjs	Choose a Selection	#N/A
Citizenship	Choose a Selection	0.000
Loan Balance	Choose a Selection	#N/A
Purpose	Choose a Selection	#N/A
DSCR Cashout	No	0.000
Occupancy	Non-Owner (Alt Doc/DSCR)	0.000
Property Type	Choose a Selection	0.000
Loan Term	30YR Fixed	#N/A
Escrow	Choose a Selection	0.000
Prepayment Penalty	Choose a Selection	0.000
NJ - Title Vesting		0.000
State	Choose a Selection	0.000
Lock Term	30 Day	#N/A
Buydown	No	0.000
Subordinate Financing	No	0.000
Possible Eligibility Issue	No	0.000
State Tier Adjustment	Tier 2 States	0.150
Special	Not Applicable	FALSE
Total LLPA		#N/A
Gross Rate Sheet Price (Prior to LLPAs)		#N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		#N/A
Final Price →		#N/A

MANUAL LPC CALCULATOR		
Loan amount		\$500,000.00
LPC %	2.250	\$11,250.00
LPC Flat Fee		0.000
Total LPC LLPA	2.250	
Final Price AFTER LPC →		#N/A

*YSP allowed up to 102,000, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only

*YSP & Lender Credit are not Applicable to DSCR S-8 Unit

*YSP requests must be sent via e-mail to the Lockdesk, AE and AM

Calculator does not verify eligibility.
Please use in conjunction with product matrix.

Max Price		State	LLPA
36-60 Months PPP	102.500	Georgia	(0.250)
>\$2,000,000	100.750	Illinois	(0.250)
>\$2,500,000	100.500	Kansas	(0.250)
80.01-90.00% LTV	101.000	New Jersey	(0.250)
ITIN/Foreign National	100.500	North Carolina	(0.250)
Subord Financing	100.000	Ohio	(0.250)
No PPP	100.000	Terms	LLPA
12 Months PPP	101.500	15YR Fixed	0.250
24 Months PPP	102.000	30YR Fixed	0.000
NJ Title Vested in LLC	100.000	40YR Fixed	(0.500)
DSCR 5-8 Units	100.000	5/6 30YR ARM	0.250
		5/6 40YR ARM	(0.500)
Min Rate		7/6 30YR ARM	0.250
>\$2,500,000	6.990	7/6 40YR ARM	(0.500)
ITIN/Foreign National	7.375	Terms	Caps

	5/6 ARM	2/1/5
	7/6 ARM	5/1/5
	Floor	Margin
	Index	6 Month SOFR
	Reset	6 Month
	Margin	4.000

State Tier Adjustment		
Tier 1 States	AZ, CA, CO, CT, GA, HI, MA, MD, NJ, NV, OR, SC, UT, VA, WA	0.000
Tier 2 States	DC, FL, ID, IL, IN, LA, MI, MN, MO, NC, OH, OK, PA, RI, TN, TX	0.150
Tier 3 States	AK, AL, AR, DE, IA, KS, KY, ME, MS, MT, ND, NE, NH, NM, SD, VT, WI, WV, WY	0.250

For 1st Lien Business Purpose Loans Only

Prepay Penalty (PPP) Requirements

PPP Required on NOO with > 80% LTV

PPP Options

**6 months interest on 80% of the Principal Balance;
5% Fixed PPP Option = 5% Penalty on Current Balance
for the duration of the PPP term**

STANDARD PREPAYMENT PENALTIES ALLOWED

Alabama (AL)	Idaho (ID)	Montana (MT)	South Dakota (SD)
Arizona (AZ)	Indiana (IN)	Nebraska (NE)	Tennessee (TN)
Arkansas (AR)	Iowa (IA)	Nevada (NV)	Texas (TX)
California (CA)	Kansas (KS)	New Hampshire (NH)	Utah (UT)
Colorado (CO)	Kentucky (KY)	North Carolina (NC)	Vermont (VT)
Connecticut (CT)	Louisiana (LA)	North Dakota (ND)	Virginia (VA)
District of Columbia (DC)	Maine (ME)	Oklahoma (OK)	Washington (WA)
Florida (FL)	Massachusetts (MA)	Oregon (OR)	West Virginia (WV)
Georgia (GA)	Mississippi (MS)	Rhode Island (RI)	Wisconsin (WI)
Hawaii (HI)	Missouri (MO)	South Carolina (SC)	Wyoming (WY)

NO PREPAYMENT PENALTIES ALLOWED

Alaska (AK) - Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them	Delaware (DE)
	New Mexico (NM)

STATES WITH 'RESTRICTED' PREPAYMENT PENALTIES

State	PPP allowed when:	PPP Structure	No PPP allowed when:
Illinois (IL) (Cook County)	All of IL. If closed in the name of an individual and rate results in an APR <8%, or is Business Purpose Loan closed in a Corp or LLC; If Cook County, loan must also be > \$250,000	Normal Rates	If closed in the name of an individual and rate is >8% APR; if in Cook County and the loan is < \$250,000
Maryland (MD)	Maximum of 3 years PPP	2 months advance interest on the aggregate amount of all prepayments	Never
Michigan (MI)	Maximum of 3 years PPP	1% of balance prepaid	Never
Minnesota (MN)	Application date ≥ 08/01/2026, permitted only if the loan quali-fies: DSCR, no borrower, guar-antor, or co-signer occupancy, and seller does not continue to occupy the property after closing. 1st lien only.	Normal Rates	Never
New Jersey (NJ)	Closed in the name of a Corp (Inc.); does not include LLC	Normal Rates	Closed in name of individual or LLC
Ohio (OH)	≥ \$116,356 (as of 01/01/2026; adjusts annually); Max 5 years	1% of original principal amount	Loan is < \$116,356
Pennsylvania (PA)	> \$329,411 for 1-2 Unit (as of 01/01/2026; adjusts annually), or any 3-4 or 5-8 Unit property	Normal Rates	Loan is ≤ \$329,411 and for 1-2 Unit property

NonQM LPC Scenarios Base Price - LLPAs - Adjustments for Max Price = Net Price Net Price - LPC = Final Price with LPC	YSP (Yield Spread Premium) Extra money that a Lender CAN pay to the Mortgage Broker / Originator or Borrower
1. Scenario with Max Price of 102, LPC Comp of 2.750 After LPC Max Price would be 99.250 (102.000 - 2.750)	LPC (Lender Paid Compensation)
2. Scenario with Max Price of 102, LPC Comp of 2.000 After LPC Max Price would be 100.000 (102.000 - 2.000)	Broker Compensation Comp Plan that was selected when signing Broker Package IE: 2.750 No Min No Max, that's paid by the Lender
3. Scenario with Max Price of 100.000, LPC Comp of 1.000 After LPC Max Price would be 99.000 (100.000 - 1.000)	BPC (Borrower Paid Compensation)
4. Scenario with Max Price of 102, LPC Comp of 1.000 After LPC Max Price would be 101.000 (102.000 - 1.000) Lender Credit of 1.000 would be paid to the Borrower	Broker Compensation Paid directly by the Borrower

Business Purpose LPC + YSP Scenarios
1. Business Purpose Seario with Max Price of 102.000, LPC Comp of 1.500 Broker Requested YSP to Broker of 1.000 (Max YSP Available 2.000 due to Max Price of 102.000) After Broker YSP Max Price of 101.000 (102.000 - 1.000) After LPC Max Price of 99.500 (101.000 - 1.500)
2. Business Purpose Scenario with Max Price of 102.000, LPC Comp of 2.500 Broker Requested YSP to Broker of 2.000 (Max YSP Available 2.000 due to Max Price of 102.000) After Broker YSP Max Price 100.000 (102.000 - 2.000) After LPC Max Price of 97.500 (100.000 - 2.500)
3. Business Purpose Scenario with Max Price of 100.000, LPC Comp of 1.000 In this Scenario NO YSP available (Max YSP Available 0.000 due to Max Price of 100.000) After Broker YSP Max Price 100.000 (100.000 - 0.000) After LPC Max Price of 99.000 (100.000 - 1.000)
4. Business Purpose Scenario with Max Price of 102.000, LPC Comp of 1.500 Broker Requested YSP to Broker of 0.000 (Max YSP Available 2.000 due to Max Price of 102.000) After Broker YSP Max Price 102.000 (102.000 - 0.000) After LPC Max Price of 100.500 (102.000 - 1.500) Leftover YSP or Lender Credit of 0.500 will now be paid to the borrower