

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

Distribution Date 10/23/26 8:37



Forward Lending Mortgage

19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Effective Date: Fri, October - 23 - 2026

[illegible][illegible]

NonQM Price Calculator

Inputs

Interest Rate →	Choose a Selection	Reset
LTV Range	Choose a Selection	
FICO Range	Choose a Selection	FALSE
Program	Core	#N/A
Reserves	Choose a Selection	0.000
Payment History	0x30x12	#N/A
Credit Events	NONE	0.000
Doc Type	Choose a Selection	0.000
Additional Adjs	Choose a Selection	#N/A
Citizenship	Choose a Selection	0.000
DTI	Choose a Selection	0.000
Loan Balance	Choose a Selection	#N/A
Purpose	Choose a Selection	#N/A
Occupancy	Choose a Selection	0.000
Property Type	Choose a Selection	0.000
Loan Term	30YR Fixed	#N/A
Escrow	Escrow Not Waived	#N/A
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	Choose a Selection	0.000
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

Extensions/Concessions

Exceptions

*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 Lockdesk, AE and AM

Calculator does not verify eligibility.

Please use in conjunction with product matrix.

Max Price		Terms	Caps
Owner/2nd Home	101.500	5/6 ARM	2/1/5
>\$2,500,000	100.500	7/6 ARM	5/1/5
80.01-90.00% LTV	100.500	Floor	Margin
ITIN/Foreign National	100.000	Index	6 Month SOFR
Subord Financing	100.000	Reset	6 Month
No PPP	100.000	Margin	4.000
12 Months PPP	101.000	Terms	LLPA
24 Months PPP	101.500	15YR Fixed	0.250
36-60 Months PPP	102.000	30YR Fixed	0.000
Floor Price		40YR Fixed	(0.500)
NC Floor Price	99.750	5/6 30YR ARM	0.250
Min Rate		5/6 40YR ARM	(0.500)
>\$2,500,000	7.375	7/6 30YR ARM	0.250
ITIN/Foreign National	7.750	7/6 40YR ARM	(0.500)

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	

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

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
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 - 23 - 2026

[illegible]

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

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 NOT eligible for Lock extensions

The maximum available lock period, including extensions is 45 days

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 **

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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+	1.125	0.900	0.775	0.750	0.750	0.550	(0.500)	(2.250)
760-779	0.900	0.750	0.750	0.700	0.500	0.425	(0.750)	(2.500)
740-759	0.750	0.625	0.625	0.600	0.400	0.213	(0.875)	(2.750)
720-739	0.625	0.500	0.500	0.500	0.025	(0.100)	(1.750)	(3.250)
700-719	0.500	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)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	#N/A	#N/A
No Ratio DSCR - < 0.75	(3.500)	(3.500)	(3.500)	(3.500)	(3.500)	#N/A	#N/A	#N/A
DSCR Fusion (DSCR + Asset Util)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	#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	(0.375)	(0.500)	(0.625)	(0.750)	(0.875)	(0.875)	(2.250)	#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	(0.750)	(0.750)	(0.875)	(1.125)	(1.125)	#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

[illegible][illegible][illegible][illegible][illegible]

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

Extensions/Concessions
Exceptions

*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 Lockdesk, AE and AM**

Calculator does not verify eligibility.

Please use in conjunction with product matrix.

Max Price		State	LLPA
36-60 Months PPP	102.000	Georgia	(0.250)
>\$2,000,000	100.250	Illinois	(0.250)
>\$2,500,000	100.000	Kansas	(0.250)
80.01-90.00% LTV	100.500	New Jersey	(0.250)
ITIN/Foreign National	100.000	North Carolina	(0.250)
Subord Financing	100.000	Ohio	(0.250)
No PPP	100.000	Terms	LLPA
12 Months PPP	101.000	15YR Fixed	0.250
24 Months PPP	101.500	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	7.375	7/6 40YR ARM	(0.500)

ITIN/Foreign National	7.750	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,	0.250

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