Forward Lending **Jumbo Nitro Plus** Matrix

Effective Date: 11/10/26| Revised: 10/29/26

Eligibility Matrix

Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi Max LTV/CLTV to FICO 740+	720+	700+	680+	660+	Cash-out Refi Max LTV/CLTV to FICO 740+	720+	700+	680+	660+
Primary Residence	SFR/2-4 Unit/PUD/Condo	$ 2,000,000	89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]	80%					
		$ 2,500,000	89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]		89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]	
		$ 3,000,000	89.99%[1]	89.99%[1]	89.99%[1]			89.99%[1]				
Second Home	SFR/2-4 Unit/PUD/Condo	$ 2,000,000	89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]	80%					
		$ 2,500,000	89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]		89.99%[1]	89.99%[1]	89.99%[1]	89.99%[1]	
		$ 3,000,000	89.99%[1]	89.99%[1]	89.99%[1]			89.99%[1]				
Investment[2]	SFR/2-4 Unit/PUD/Condo	$ 1,000,000	80%	80%	80%	80%	70%	75%	75%	75%	75%	
		$ 2,000,000	80%	80%	80%	80%	70%	75%	75%	70%	70%	
		$ 2,500,000	75%	75%								

		Interest Only (Fixed Rate)				
		760+	740+	720+	700+	680+
Primary Residence/ Second Home	SFR/2-4 Unit/PUD/Condo	$ 1,000,000	80%	80%	75%	75%	
		$ 2,000,000	75%	75%	75%		
		$ 3,000,000	75%				

[1] 10/6 ARM ineligible

[2] Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and its neighborhoods) are ineligible

Details	
Appraisal	Accepting New 3.6 appraisals, and all the new versions that go with it, as of 10.15.26 ≤ $1.5MM: 1 appsl | > $1.5MM: 2 appsls Refinance transactions require 2 appraisals for loan amounts >$2MM
Cash out Proceeds	No max cash out limits for loans with CLTV <65%, otherwise $500,000
Compliance	• Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible
Credit Event (BK,SS,FC,DIL)	•7 yrs seasoning required • Multiple events not allowed
Credit Event (Forbearance)	•Must have exited, not in a repayment plan, current and made 6 timely payments
Credit Scores	• 2 scores required • Lowest middle is decision score
Credit Tradelines	Follow AUS
DTI	• Fixed & ARM: Determined by AUS up to max 45% • Interest Only: Determined by AUS up to max 43%
Eligible Borrowers	US Citizens | Permanent Resident Aliens | Non-Permanent Resident Aliens |First time Homebuyers |Non-occ co-borrowers Refer to guidelines for eligibility requirements
First Time Homebuyer	Follow AUS
Geographic Restrictions	US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible
Housing History	Mortgage/Rent: 0x30x12
Income and Employment	• Follow respective AUS, additional documentation may be required • Tax transcripts required • Other income: Follow respective AUS
Interested Party Contributions	Follow AUS
Max Financed Properties	Follow AUS
Minimum Loan Amount	$1 above conforming loan limit
Property Type	SFR, 1-4 Units, PUD, Condo
Seasoning	Follow AUS
Refinance - Cash-out	Follow AUS
Refinance - Delayed Financing	Eligible, property must have been purchased for cash within 180 days of application date
Refinance - Rate/Term	Follow AUS
Reserves	Up to $2.0MM follow AUS Primary & 2nd Home Purch and R&T refi - > $2.0MM - ≤ $2.5MM: > 12 mos or AUS • > $2.5MM - ≤ $3.0MM: > 18 mos or AUS • Primary & 2nd Home Cash-out refi - > $2.0MM: > 18 mos or AUS • Investment Properties - >$2.0MM: > 12 mos or AUS • Interest Only - > $2.0MM: > 24 mos or AUS *Gift funds ineligible. Business assets cannot be used as reserves unless borrower is 100% owner of the business*
Secondary Financing	Permitted up to max LTV/CLTV
Temporary Buydowns	Ineligible
Underwriting	• DU Approve or LPA Accept recommendation required • Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed • Where silent, defer respective Agency guidelines for requirements

Loan Programs

901EM	Jumbo Nitro Plus 30 Year Fixed (360 Months)
901EM-IO	Jumbo Nitro Plus 30 Year Fixed Interest Only (10 yr IO, 20 yr amort)
915EM	Jumbo Nitro Plus 15 Year Fixed (180 Months)
9106EM	Jumbo Nitro Plus 10/6 ARM (360 Months)

ARM Information

Fixed Rate Period	10 years
Index	30 day average SOFR
Lookback Period	45 days
Floor	Subject to minimum margin and caps
Margin	2.75%
Caps	5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)
Fully Indexed Rate	Sum of the index & margin rounded to the nearest (.125)
Qualifying Rate	Greater of fully indexed rate or Note rate

Product Restrictions (Not Permitted)

Borrowers

- Blind Trusts
- Foreign Nationals
- Gaurdianships
- Irrevocable Trusts
- ITIN
- Land Trusts
- Less than 18 years old
- LLC, LLP, Corporations
- Life estates
- Party to a lawsuit
- Real Estate Trusts
- Qualified Personal Residence Trust
- With diplomatic immunity
- Without a social security number

Transactions

- 1031 exchange on owner occupied 2-4 unit property
- Bridge loans
- Builder/Seller bailout
- Escrow holdbacks
- Foreclosure bailout
- Illinois Land Trust
- Income produced, or in relation to, cannabis, hemp
- Model home leaseback
- Multiple property payment skimming
- Non-QM loans
- Refinancing of a subsidized loan
- Reverse 1031 exchange
- Section 32 or High Cost loan
- Single closing construction to perm financing
- Straw borrowers
- Temporary Buydowns

Property Types

- Agricultural zoned properties
- Assisted living facilities
- Bed and Breakfast
- Boarding house
- Container homes
- Commercial
- Condo hotels and condotels
- Condominium conversions
- Co-Ops
- Domes or geodesic domes
- Dwelling w/more than 4 units
- Earth or Berm homes
- Factory built housing
- Hawaii properties in lava zones 1 or 2
- Homes on Native American lands
- Hotel or motel conversions
- Houseboats
- Hobby farms, ranches or orchards
- Illinois Land Trust
- Income producing properties
- Leasehold properties
- Log homes
- Manufactured or mobile homes
- Mixed use
- Non-warrantable Condos
- Projects that offer unit rentals daily, weekly or monthly
- Properties > 25 acres
- Property not accessible by roads
- Properties not suitable for year-round occupancy
- Properties with deed or resale restrictions
- Properties with PACE obligations
- Properties with UCC filings
- Row Homes in Baltimore City, MD
- Rural propertiesgs
- Unique properties
- Vacant land or land development properties

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