Forward Lending **Jumbo Nitro XL** Matrix

Effective Date: 11/10/26| Revised: 10/28/26

Eligibility Matrix

Occupancy	Property	Loan Amount	Purchase, Rate/Term Refi Max LTV/CLTV to FICO					Cash-out Refi Max LTV/CLTV to FICO				
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+
Primary Residence	SFR/ 2-4 Unit/PUD/Condo	$ 1,500,000	90%[1]	90%[1]	90%[1]							
		$ 1,000,000						80%	80%	80%	80%	
		$ 1,500,000	85%	85%	85%	85%	80%	75%	75%	75%		
		$ 2,000,000	85%	85%	85%			70%	70%	70%		
		$ 2,500,000	80%	80%								
		$ 3,000,000	75%									
		$ 3,500,000	70%									
Second Home	SFR/PUD/Condo	$ 1,000,000						75%[5]	75%[5]	75%[5]		
		$ 1,500,000	80%	80%	80%	80%		70%[2]	70%[2]			
		$ 2,000,000	75%	75%	75%							
Investment[4]	SFR/2-4 Unit/PUD/Condo	$ 1,500,000	75%	75%	75%			60%[3]	60%[3]	60%[5]		
		$ 2,000,000	70%	70%	70%							

[1]Purchase transaction only, rate/term refi ineligible; Condos ineligible
[2]Condos restricted to 720 min FICO and 65% LTV/CLTV on Second Home cash-refis
[3]Condos restricted to 720 min FICO on Investment Property cash-out refis
[4]Investment only: All properties located in Essex County, NJ and Baltimore City, MD (and its neighborhoods) are ineligible
[5]Condos 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 & secondary valuation • > $1.5MM: 2 appsls • Secondary Valuation: CU ≤ 2.5, no secondary valuation required • CU > 2.5 or indeterminate: Desk Review within -10% or field review, 2nd full appsl
Cash out Proceeds	No max cash out limitations
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)	Follow AUS
Credit Event (Forbearance)	Follow AUS
Credit Scores	• At least 1 score required • Lowest middle is decision score • An average of credit scores may not be used
Credit Tradelines	Follow AUS
DTI	Determined by AUS up to 50% max
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) Transactions ineligible
Housing History	Follow AUS
Income and Employment	• Follow AUS, additional documentation may be required • Tax transcripts required • Other income: Follow AUS
Interested Party Contributions	Follow AUS
Max Financed Properties	Follow AUS
Minimum Loan Amount	$1 above conforming loan limit
Property Type	SFR, 2-4 Units, PUD, Condo
Recently Listed Properties	Properties listed for sale ≤ 6 mos ineligible
Refinance - Cash-out	Follow AUS
Refinance - Delayed Financing	Follow respective Agency requirements
Refinance - Rate/Term	Follow AUS
Reserves	≤ $1.0MM follow AUS > $1.0MM - ≤ $2.0MM: > 3 mos or AUS | > $2.0MM - ≤ $3.0MM: > 6 mos or AUS |> $3.0MM: > 12 mos or AUS | LTV/CLTV > 80%: > 6 mos or AUS *Cash out proceeds ineligible*
Secondary Financing	Follow AUS
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

901DI	Jumbo Nitro XL 30 Year Fixed (360 Months)
9106DI	Jumbo Nitro XL 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
- DACA borrower w/out Category 33 status
- Foreign Nationals
- Guardianships
- Irrevocable Trusts
- ITIN
- Land Trusts
- Less than 18 years old
- LLC, LLP, Corporations
- Life estates
- Party to a lawsuit
- Qualified Personal Trusts
- Real Estate Trusts
- With diplomatic immunity
- Without a social security number

Transactions

- Attorney Title Opinion Letters
- Blanket/Bridge loans
- Builder/Seller bailouts
- Crytpocurrency as a source of funds or reserves, unless liquidated into standard US currency and seasoned 60d
- Employment or Income validation via asset verification report
- Escrow holdbacks
- Foreclosure bailout
- Illinois Land Trusts
- Interest Only Loans
- Income produced, or in relation to, adult entertainment industry
- Income produced, or in relation to, cannabis, hemp
- Model home leaseback
- Multiple property payment skimming
- Non-QM loans
- Refi of a subsidized loan
- Reverse 1031 exchange
- Section 32/High-Cost loan
- Single closing construction to perm financing
- Straw borrowers
- Temp buydowns

Property Types

- Assisted living facilities
- Bed and Breakfast
- Boarding houses
- Container homes
- Commercial
- Condo hotels and condotels
- Condos conversions
- Co-Ops
- Domes or geodesic domes
- Dwelling w/more than 4 units
- Earth/Berm homes
- Hawaii properties in lava zones 1 or 2
- Homes on Native American lands
- Hotel/motel conversions
- Houseboats
- Hobby farms, ranches and orchards
- 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
- Properties located on Indian/Tribal land
- Property not accessible by roads
- Properties not suitable for year-round occupancy
- Properties with UCC filngs
- Properties with PACE obligations
- Properties with resale restrictions
- Row Homes in Baltimore City, MD
- Unique properties
- Vacant land or land development properties

© 2026 All rights reserved Forward Lending is a registered DBA of OCMBC, Inc. NMLS ID #2125. Equal Housing Lender. All rights reserved. Some products may not be available in all states. Programs and rates are subject to change without notice. Turn time estimates are not warranted or guaranteed. Some restrictions may apply. Underwriting terms and conditions apply and not all applicants will qualify. This is not a commitment to lend. For more licensing information, visit the Nationwide Multistate Licensing System's Consumer Access website www.nmlsconsumeraccess.org. For our licensing information and lists please visit: www.ocmbc.com/licensing/.