Dated: 01/04/2024 V2 Pricing Sheet ID: 353

BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

| FICO & LTV | ≤50.00% | 50.01- 60.00% | 60.01- 65.00% | 65.01- 70.00% | 70.01- 75.00% | 75.01- 80.00% | Margin |
|------------|---------|------------------|------------------|------------------|------------------|------------------|--------|
| ≥750 | 0.000 | 0.000 | -0.250 | -0.500 | -1.750 | -1.750 | 3.000 |
| 725 - 749 | -0.250 | -0.250 | -0.500 | -0.750 | -2.000 | -3.250 | 3.250 |
| 700 - 724 | -0.500 | -0.500 | -0.750 | -1.000 | -2.500 | -3.500 | 3.500 |
| 675 - 699 | -1.250 | -1.250 | -1.750 | -2.000 | -3.250 | -4.000 | 3.750 |
| 650 - 674 | -2.250 | -2.500 | -2.750 | -3.000 | -4.500 | | 4.000 |
| 625 - 649 | -2.750 | -3.500 | -4.000 | -4.250 | -4.750 | | 4.250 |
| 600 - 624 | -4.000 | -5.000 | -5.500 | | | | 4.250 |
| 575 - 599 | -5.000 | -6.000 | -6.250 | | | | 5.000 |

Price

110.375

12.625 110.250 12.500 110.125 12.375 110.000 12.250 109.875

12.125 109.750 11.999 109.625 11.875 109.500 11.750 109.375 11.625 109.250 11.500 109.125

11.375 109.000 11.250 108.875 11.125 108.750

Rate

12.750



| 10.999 108.625 | GENERAL INFORMATION | | | | | | |
|----------------|--|---------------|--------|--------|--------|--------|---|
| 10.875 108.500 | Program Terms Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing | | | | | | |
| 10.750 108.250 | Cash-Out Refinance | -0.500 -0.500 | | -0.500 | -0.500 | | |
| 10.625 108.000 | Interest Only (5-YR) | -0.500 -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | 30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1 |
| 10.500 107.750 | Interest Only (5-YR) | -0.750 -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | 30-Term, Min Loan ≥\$250K, Minimum credit score 650, Available on 30-Year Fixed |
| 10.375 107.500 | Interest Only (10-Yr) | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650 |
| 10.250 107.250 | ITIN | -1.500 -1.750 | -1.750 | -2.000 | -2.000 | -2.500 | \$1M max loan Amt, 700+ FICO, Max LTV/CLTV is 80% Purchase, Rate/Term, 75% Cash out refinance. 650-699 FICO, Max 70% LTV (Purch; Rate/term, Cash out) |
| 10.125 107.000 | Non Permanent Resident Alien | -0.750 -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | 1M Max Loan Amount. Unexpired Visa and EAD required |
| 9.999 106.750 | Foreign Nationals | -0.750 -0.750 | -0.750 | -0.750 | -0.750 | | INV Prop, Max 75% Purch / 70% Refi, If LTV>70% Purch, >65% Refi, DSCR≥1.2 required. Price at 700 FICO |
| 9.875 106.500 | FB Taken ≤6 Mth | -0.750 -0.750 | -0.750 | -0.750 | | | -10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines |
| 9.750 106.250 | <\$200,000 | -2.000 -2.000 | -2.000 | -2.000 | -2.000 | | Max LTV/CLTV 75% Purch / 70% Refi |
| 9.625 106.000 | ≥ \$200k < \$750k | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | |
| 9.500 105.750 | ≥ \$750k ≤ \$2.0M | 0.000 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | Subject to applicable Floor Rates |
| 9.375 105.500 | ≥ \$1.5M ≤ \$2.0M | 0.000 0.000 | 0.000 | 0.000 | 0.000 | | Minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000 |
| 9.250 105.250 | > \$2.0M ≤ \$3.0M | -1.250 -1.250 | -1.250 | | | | Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be >1.1:1.0 |
| 9.125 105.000 | Non Warr Condo | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | | -5% from Max shown on page 2 - must have > 1.0 DSCR |
| 8.999 104.750 | Condotel / PUDtel | -1.500 -1.500 | -1.500 | -1.500 | -1.500 | | Purch 75% & Refi 65% Max LTV/CLTV (If PUDtel, Price as Condotel in Pricer) - must have ≥ 1.0 DSCR |
| 8.875 104.500 | 2 Unit Property | 0.000 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | |
| 8.750 104.250 | 3-4 Unit Property | 0.250 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | |
| 8.625 104.000 | DSCR ≥ .80 to < 1.00 | -1.250 -1.250 | -1.250 | -1.250 | | | Max LTV/CLTV 70% Purch / 65% Refi |
| 8.500 103.750 | No Ratio DSCR | -2.000 -2.000 | -2.000 | | | | Max LTV 65% Purchase / 55% Refinance, Minimum 650 FICO |
| 8.375 103.500 | 1 Score / No Score | -0.750 -0.750 | -0.750 | | | | Where Citizenship Type is not Foreign National, Max 65% LTV/CLTV: DSCR Ratio ≥ 1.1: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700Tier® |
| 8.250 103.250 | Short-Term Rentals | -1.250 -1.250 | -1.250 | -1.250 | | | INV Prop Rented short term / nightly basis, Max 70% Purch / 65% Refi LTV/CLTV |
| 8.125 103.000 | Rural Property | -1.250 -1.250 | -1.250 | -1.250 | | | Purch 70% & Refi 65% Max LTV/CLTV, \$750k Max Ioan amount, Min 650 FICO, Minimum 1:1 DSCR |
| 7.999 102.750 | Manufactured Homes | -1.000 -1.000 | -1.000 | -1.000 | | | Purch 70% & Refi 65% Max LTV/CLTV |
| 7.875 102.500 | Housing 1x30 in prior 12 mths | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | | Max 80% LTV/CLTV |
| 7.750 102.250 | Housing 0x60 in prior 12 mths | -2.250 -2.250 | -2.250 | -2.250 | -2.250 | | Max 75% LTV/CLTV |
| 7.625 102.000 | Housing 0x90 in prior 12 mths | -4.500 -4.500 | -4.500 | | | | Max 65% LTV/CLTV |
| 7.500 101.750 | BK/FC ≥ 2 to < 3 years | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | | Max 80% LTV/CLTV |
| 7.375 101.500 | BK/FC ≥ 1 year to < 2 years | -4.500 -4.500 | -4.500 | | | | Max 65% LTV/CLTV |
| 7.250 101.250 | SS/DIL/Modification < 2 years | -1.000 -1.000 | -1.000 | -1.000 | -1.000 | | Max 80% LTV/CLTV |
| 7.125 101.000 | SS/DIL/Modification <1 year | -2.250 -2.250 | -2.250 | -2.250 | -2.250 | | Max 75% LTV/CLTV |
| 7.125 100.750 | 5-Year Prepay (5x5) | 0.000 0.000 | 0.000 | 0.000 | 0.000 | | All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty |
| 6.999 100.500 | 5-Year Prepay (Step) | -0.750 -0.750 | -0.750 | -0.750 | -0.750 | | All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty |
| 6.999 100.250 | 3-Year Prepay (3x5) | -0.750 -0.750 | -0.750 | -0.750 | -0.750 | | All INV: 5% / 5% / 5% Prepayment Penalty |
| 6.875 100.000 | 3-Year Prepay | -1.250 -1.250 | -1.250 | -1.250 | -1.250 | | All INV: 3% / 3% / 3% Prepayment Penalty |
| 6.875 99.750 | 2-Year Prepay | -1.750 -1.750 | -1.750 | -1.750 | -1.750 | | All INV: 3% / 3% Prepayment Penalty |
| 6.750 99.500 | 1-Year Prepay | -2.250 -2.250 | -2.250 | -2.250 | -2.250 | | All INV: 3% Prepayment Penalty |
| 6.750 99.250 | Buy Out Prepay | -2.250 -2.250 | -2.250 | -2.250 | -2.250 | | Note PPP restrictions on second page (Max price 98.5) |
| 6.625 99.000 | CEMA Transaction | -0.500 -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | |
| 6.625 98.750 | Impound Waiver | -0.500 -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | Note waiver restrictions on second page |
| 6.500 98.500 | Declining Value Properties | 0.000 0.000 | 0.000 | 0.000 | 0.000 | | -5% LTV/CLTV from Max shown on page 2 |
| 6.500 98.250 | Minimum Price | | | | | | Minimum Price: 98.00, Maximum Price 103.00 (Including Lender Paid Compensation plus Lender Credit) |
| 6.375 98.000 | | | | | | | |

BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX



INCOME DOCUMENTATION

| | | | \$4.500MM | |
|-----------|-------|------------|--------------------------|------------|
| | FICO | ≤\$1.500MM | >\$1.500MM ≤\$2.000MM | ≤\$3.000MM |
| | | LTV/CLTV | LTV/CLTV | LTV/CLTV |
| | > 750 | 80% | 75% | 65% |
| | > 725 | 80% | 75% | 65% |
| | > 700 | 80% | 75% | 65% |
| Purchase | > 675 | 80% | 75% | - |
| Fulcilase | > 650 | 75% | 75% | - |
| | > 625 | 75% | 70% | - |
| | > 600 | 65% | - | - |
| | > 575 | 65% | - | - |
| | > 750 | 80% | 75% | 65% |
| | > 725 | 80% | 75% | 65% |
| | > 700 | 75% | 70% | 65% |
| Rate/Term | > 675 | 75% | 70% | - |
| Refinance | > 650 | 70% | 65% | - |
| | > 625 | 70% | - | - |
| | > 600 | 65% | - | - |
| | > 575 | 65% | - | - |
| | > 750 | 75% | 75% | 65% |
| | > 725 | 75% | 75% | 65% |
| | > 700 | 75% | 70% | 65% |
| Cash-Out | > 675 | 75% | 70% | - |
| Refinance | > 650 | 70% | 65% | - |
| | > 625 | 70% | - | - |
| | > 600 | 65% | - | - |
| | > 575 | 65% | - | - |

| Minimum DSCR is ≥0.80: 1.00 |
|--|
| DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum |
| DSCR is LTV based. |
| UW may use higher of actual or market rents: difference is no more than 10% (max \$300). Actual |
| rents must be documented via lease and 2 mos proof of receipt. |
| Foreign Nationals = Qualify and Price on DSCR |
| LOAN TERMS |
| 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed |
| All Loans require impounding for Taxes & Insurance |
| INTEREST ONLY (IO) |
| IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term) |
| IO Loan is 10-Yr IO Pymt & 30-Yrs Fuly Amortized (40-year term) |
| INDEX & ADJUSTMENT CAPS |
| Floored at Start Rate / 1-Year CMT |
| 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap |
| LOAN AMOUNTS |
| \$100,000 Min. to \$3,000,000 Max. (Round-down to \$50) |
| Loan Amounts >\$3.0M are considered by Sr Mgmt on a case-by-case. |
| Loan Amounts for Refinance > \$1.5M requires two (2) Appraisals |
| Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals |
| PROPERTY TYPES |
| SFR / Condos / Townhouse / 2-4 Units |

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS RATE LOCK POLICY

Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.

REQUEST TO WAIVE IMPOUNDS

Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M

FICO minimum: 700

Must be 0x30 over last 24-months for housing payment(s)

Not available for Foreign National Product

STATES

Licensed Brokers Only: AZ, CA, ID, MI, MN, MT, NC, NJ, NV, OR, TN, UT, VA Licensed & Unlicensed Brokers: AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, KS,

Licensed & Unlicensed Brokers: AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, RS, KY, LA, MA, MD, ME, MO, MS, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WI, WV, WY

Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$301,022; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1

OCCUPANCY

Investment (INV)

ACH FORM FOR PAYMENTS

Business Entities require ACH - Lender Credit is not applicable

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minimum DSCR of

Non-Warrantable Condos - Reference Lender Guidelines