



**NON PRIME WHOLESALE**  
**RESIDENTIAL RATE SHEET & MATRIX**

Dated: 11/05/2020

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
LTV Threshold	Primary Residence or Secondary Home Transactions						
≤ 50% LTV	3.750%	3.999%	4.375%	4.500%	4.625%	5.250%	6.125%
≤ 60% LTV	3.999%	4.375%	4.625%	4.750%	4.999%	5.625%	6.625%
≤ 65% LTV	4.375%	4.625%	4.750%	4.875%	5.125%	5.875%	7.125%
≤ 70% LTV	4.500%	4.750%	4.875%	5.125%	5.375%	6.125%	7.375%
≤ 75% LTV	4.750%	4.875%	5.125%	5.375%	5.750%		
≤ 80% LTV	4.875%	5.125%	5.375%	5.875%	6.750%		
≤ 85% LTV	5.750%	6.250%	6.625%				
≤ 90% LTV	6.750%	6.875%					
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Purchase	90%	90%	85%	80%	80%	70%	70%
Refinance	80%	80%	80%	75%	75%	70%	70%
CLTV**	90%	90%	85%	80%	80%	70%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
LTV Threshold	Investor Property (DSCR) Transactions						
≤ 50% LTV	4.500%	4.999%	5.250%	5.500%	5.999%	6.125%	6.999%
≤ 60% LTV	4.750%	5.250%	5.375%	5.625%	6.250%	6.750%	7.750%
≤ 65% LTV	5.125%	5.375%	5.500%	5.999%	6.625%	7.375%	8.250%
≤ 70% LTV	5.250%	5.500%	5.875%	6.250%	6.875%	7.999%	9.250%
≤ 75% LTV	5.375%	5.750%	6.250%	6.375%	6.999%		
≤ 80% LTV	5.999%	6.750%	7.125%				
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Purchase	80%	80%	80%	75%	75%	70%	70%
Refinance	70%	70%	70%	70%	70%	65%	65%
CLTV**	80%	80%	80%	75%	75%	70%	70%
DSCR minimum is (i) 1.0 : 1.0 for (a) LTVs >70% or (b) "B"/"CCC" Grades (all LTVs), or (ii) must have 12-months reserves for negative cashflow, if applicable.							

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	5.000%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 90
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled

\*\* CLTV +5% for LTV -5%, Can not exceed 80% MAX CLTV,  
Max Adjustment is 5% CLTV Increase

ADJUSTMENTS

Description	Rate	Note
Cash-Out Refinance	0.250%	Apply for LTVs > 70%
Second Home	0.500%	Add to Primary Table, Max LTV from DSCR Table
Investor (DTI)	0.500%	Add to Primary Table, Max LTV from DSCR Table
Alt Doc - Bk Stmt	--	Credit Grades AAA to B
ATR-in-Full	0.500%	Credit Grades AAA to B (or Asset Depletion as additional source)
7/1 Hybrid ARM	0.000%	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	0.000%	Pricing in Grid is for a 5/1 Hybrid ARM
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Grades AAA to BB, Avail on 5/1 or 7/1
ITIN	0.500%	Purch -5% & Refi -10% LTV/CLTV (Max 80% LTV/CLTV), \$1M max loan Amt
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purchase / 65% Refinance, Price on "A"
Business LLC Borrower	0.250%	Loan to US Business Entity requires Personal Guarantee, Additional Guidelines
Forbearance ≤90 Days	0.375%	Purch 70% & Refi 65% Max LTV/CLTV, 12-Months Reserves, Additional Guidelines
Forbearance ≤180 Days	0.250%	Purch 80% & Refi 70% Max LTV/CLTV, 6-Months Reserves, Additional Guidelines
< \$ 150,000	0.375%	
> \$ 1,000,000	0.125%	Primary: Max 85% / Investor: -5% LTV/CLTV
> \$ 1,500,000	0.250%	Primary: Purch -5% & Refi -10% LTV/CLTV, INV: -10% LTV/CLTV, AAA to BB Only Max Cash-in-Hand >60% LTV is \$300,000
> \$ 2,000,000	0.500%	Primary Only, Purch 65% & Refi 60% Max LTV/CLTV, AAA to BB Only Max Cash-in-Hand >50% LTV is \$500,000
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
2-4 Unit Property	0.375%	Max 85% LTV/CLTV
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min "BB" Grade
3-Year Prepay	--	All INV: 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
2-Year Prepay	0.250%	All INV: 2% / 1% Sequential Stepdown Prepayment Penalty
1-Year Prepay	0.500%	All INV: 2% Prepayment Penalty
Buy Out Prepay	1.00 pt	Not applicable if Transaction is on Primary Residence or 2nd Home
Lender Paid Comp	2:1	Investor Prop Only, Max 3.0 Points, Requires ≥2-Year PPP, 0.125% Increments
Rate Buy Down	3:1	Program Floor of 3.750% (Primary), 4.250% (2nd) & 4.250/ 4.500% (Inv DTI/DSCR))

Administration / Underwriting / Commitment Fee - \$1,295

**\*Broker Origination Points and Fees are limited to the lesser of (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.**

**CONTACT YOUR LOCAL  
ACCOUNT EXECUTIVE**

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
<b>Income Documentation</b> Full Doc = W2 + Pay Stubs / Wage Earner or 1040's + P&L / Self-Employed or Commission Alt Doc = 12 Personal or Business Bank Stmt / SE Only ATR in Full / Asset Depletion = Only Assets to Qualify max LTV 70% DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITI payments. Minimum DSCR is LTV based. Foreign Nationals = Qualify and Price on DSCR
<b>Maximum Debt-to-Income Ratio</b> 50% Back End
<b>Loan Terms</b> 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance >85% LTV requires (i) Full Doc or Bk Stat & (ii) 12-months Reserves
<b>Interest Only (IO)</b> Consumer IO Loans qualify at max rate at first fully Amortized pymt IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)
<b>Index &amp; Adjustment Caps</b> Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
<b>Occupancy</b> Primary / Second Home / Investment (INV)
<b>Reserve Requirement</b> None for ≤ 65% LTV, 6 Months for > 65%, & 12 Months for > 85%
<b>Loan Amounts</b> \$100,000 Minimum to \$3,000,000 Maximum (Round-down to \$50) Loan Amounts >\$1.0M Require Senior Management Approval Loan Amounts >\$1.5M require Two (2) Appraisals
<b>Property Types</b> SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Acra Lending Guidelines
<b>Rate Lock Policy</b> Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
<b>States</b> AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MT, NC, NE, NH, NJ, NV, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi

*For mortgage professionals only.*  
*This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations.*  
*Distribution to the general public is prohibited.*  
*Rates and programs are subject to change without notice.*  
*National Mortgage Licensing System and Registry ID 144549*



NMLS ID #144549

