

ACRA LENDING

TRID COMPLIANT LOAN PROGRAMS

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TRID COMPLIANCE



TILA-RESPA integrated disclosures (TRID) was enacted October 3, 2015 as a means to help protect consumers from predatory lending practices and ensure an even playing field, but has far reaching implications on how loans may be structured

All Acra Lending TRID Compliant Programs have been vetted by legal counsel and found to meet CFPB Requirements for TRID as well as Ability to Repay

Acra Lending has pioneered programs which meet regulatory requirements, yet open doors for borrowers who may not qualify under more restrictive agency guidelines

Acra Lending Non-QM products give our customers the opportunity to reach a wider audience and increase their customer base

GENERAL INFORMATION

Maximum back end DTI = 50% (rounded to nearest whole)

Loan Terms: 30 year amortization including 30 yr. fixed, 7/1 or 5/1 ARM

Interest Only option: 5 yr. I/O, \$250k min. loan amount, available for credit tiers AAA – BB

Start rate = floor rate. 2/2/6 caps for ARM products

Primary residence, 2nd home, Investment properties

Loan amounts: \$100k minimum up to \$3M (nearest \$50)

Property types: Single Family, Condo, Townhouse, 2-4 unit, Non-Warrantable Condo, CondoTel/PudTel, Rural*

No reserves for $\leq 65\%$ LTV. 6 mos. for over 65% to 85% LTV. 12 mos. for over 85% LTV (except 3 Mo. Bank Statement)

** Rate adjustments, LTV restrictions, min. credit requirements may apply to some property types*



- W2 + Paystubs for wage earners
- 2 years personal and/or business tax returns with YTD P&L for self-employed with proof of current self-employment earnings
- Award letter and proof of receipt for fixed income

Up to 90% LTV purchase, 80% refinance
@ higher credit tiers

Available to all credit tiers, score as low as 575
(LTV limits apply)

As short as 1 year seasoning from
Bankruptcy / Foreclosure

ATR-IN-FULL



- NO employment required, NO income documented
- Evidence of seasoned funds to cover down payment plus all funds to close
- Eligible assets include: Liquid savings, Brokerage Accounts, Retirement Savings, Proceeds from sale of existing real estate, cash value life insurance

Up to 70% LTV purchase or refinance @ higher credit tiers

Available to credit tiers AAA to B, score as low as 600 (LTV limits apply)

As short as 2 year seasoning from Bankruptcy / Foreclosure

100% of seasoned funds in liquid/brokerage accounts eligible, 60% of funds in retirement account eligible

ATR-IN-FULL



ATR-in-Full example:

Purchase transaction:

Sales price: \$750,000

Closing costs: \$18,500

Loan amount: \$525,000 (70% LTV)

Borrower funds to close: \$243,500

Total funds to close: \$768,500

Reserves required (based on \$3,450 PITIA):
\$20,700

Verified/seasoned assets:

Brokerage account: \$180,000

Savings: \$45,000

IRA: \$980,000

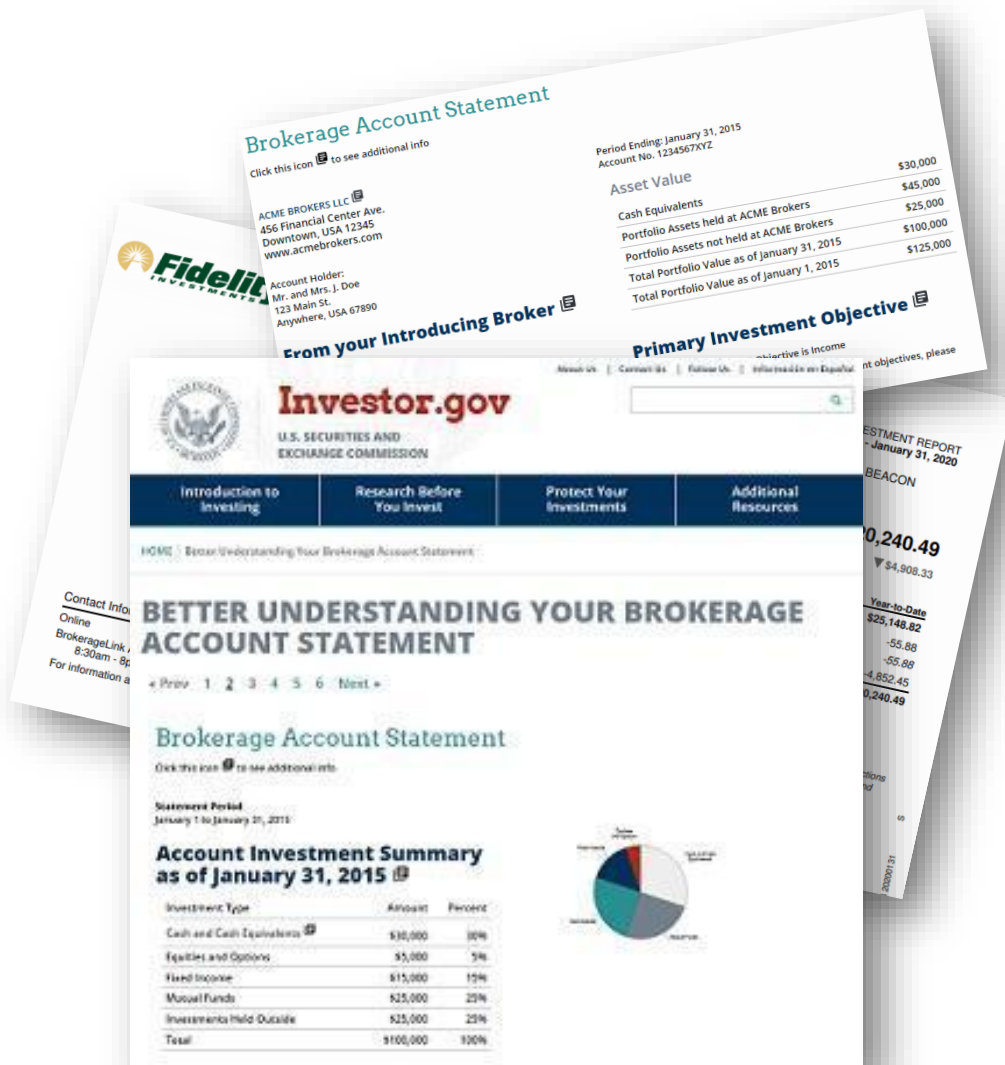


Funds to close from savings and brokerage = \$225,000

IRA withdrawal of \$18,000

Remaining balance IRA balance of \$962k @ 60% value =
\$577,200 value remains to cover loan amount

ASSETS FOR DEPLETION



- Use to supplement other income source(s) or as stand alone income source
- Assets will be depleted based on term of loan. For ARM, depleted over period prior to first adjustment @ 1% growth
- Eligible assets include: Liquid savings, Brokerage Accounts, Retirement Savings, Proceeds from sale of existing real estate, cash value life insurance

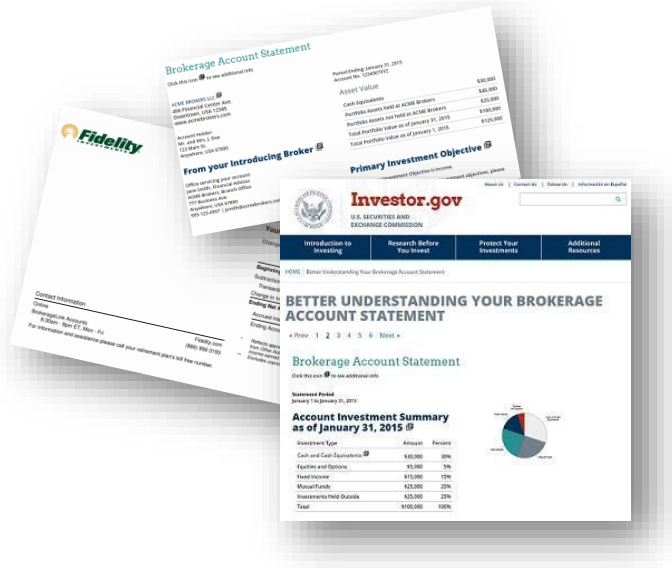
Up to 90% LTV purchase, 80% refinance @ higher credit tiers

Available to credit tiers AAA to B, score as low as 600 (LTV limits apply)

As short as 2 year seasoning from Bankruptcy / Foreclosure

100% of seasoned funds in liquid/brokerage accounts, 60% of funds in retirement account (**must not already be depleting**)

ASSETS FOR DEPLETION



Assets for Depletion example:

Refinance transaction:

Loan amount: \$285,000

PITIA Payment: \$2,200

Non mortgage debt: \$850

Income required for 50% DTI: \$6100

Income:

Social Security: \$2800/mo.

Assets for Depletion:

401k: \$700,000

** Asset may not be already depleting*



Assets for depletion resulting income:

30 year fixed: \$1350

7/1 ARM: \$5175

5/1 ARM: \$7173

Total income on 7/1 ARM = \$7975, DTI = 38%

12-MONTH BANK STATEMENT



- Personal or business account. 100% of eligible deposits or 50%
- Must back out refunds, payroll deposits, non-income related credits, transfers from outside accounts, except:
- Non-reciprocal transfers allowed at 70% and lower LTV for purchase, 65% and lower for refinance
- Must document 2 years' self-employed
- NSF limited to 6 at over 70% LTV, no limit 70% or lower
- Acra lending will use lower of bank statement average, amount on 1003, or attested amount in borrower income letter

Up to 90% LTV purchase, 80% refinance @ higher credit tiers

Available to credit tiers AAA to B, score as low as 600 (LTV limits apply)

As short as 2 year seasoning from Bankruptcy / Foreclosure

3-MONTH BANK STATEMENT

NOTE: Program has its own rate sheet

- Personal or business account. Use 50% or 70% of total deposits on business account (rate adjustor and LTV limit applies to 70% utilization)
- Non-reciprocal transfers allowed
- No major adverse events previous 5 years, no mortgage late previous 2 years, no NSF
- Must document 2 years' self-employed
- Cash out available with rate adjustor
- 50% DTI over 65% and lower LTV, 43% DTI over 65%
- 24 month reserve requirement at all LTV's
- Primary residence only, no rural properties, no CondoTel, no multi-family
- Acra lending will use lower of bank statement average, amount on 1003, or attested amount in borrower income letter

Up to 75% LTV purchase, 70% refinance @ higher credit tiers

Available to credit tiers AAA to BBB, score as low as 675
(LTV limits apply)

HOWARD BANK
RETURN SERVICE REQUESTED
John Doe
123 Main Street
Baltimore, MD 21224

Statement Ending 09/21/2018
Page 1 of 4

Managing Your Accounts
Primary Branch: Canton
Phone Number: 443-573-4800
Online Banking: HowardBank.com
Telephone Banking: 1-877-527-2703
Mailing Address: 3301 Boston Street, Baltimore, MD 21224

Summary of Accounts

Account Type	Account Number	Ending Balance
HOWARD RELATIONSHIP CHECKING	XXXXXX4101	\$5,684.22

HOWARD RELATIONSHIP CHECKING-XXXXXX4101
Primary Checking

Account Summary

Date	Description	Amount
09/01/2018	Beginning Balance	\$18,895.47
09/01/2018	3 Credit(s) This Period	\$4,293.20
09/01/2018	20 Debit(s) This Period	\$17,414.45
09/01/2018	Ending Balance	\$5,684.22

Account Activity

Date	Description	Debits	Credits	Balance
09/01/2018	Beginning Balance			\$18,895.47
09/04/2018	Signature POS Debit 09/02 MD BALTIMORE GIANT FOOD	\$57.48		\$18,747.99
09/04/2018	INC BEQR 071582			\$18,747.99
09/04/2018	National City M Co Cash 09/03/18	\$1,989.50		\$16,758.49
09/05/2018	HMS WARRANTY 8022473680 529389	\$42.99		\$16,715.50
09/05/2018	SAMS CLUB MC ONLINE PMT CKF428104254POS	\$4,871.42		\$11,844.08
09/05/2018	DISCOVER BANK ET TRANSFER	\$8,212.00		\$3,632.08
09/05/2018	BALTIMORE GAS ELEC ONLINE PMT	\$160.75		\$3,471.33
09/05/2018	AMAZON	\$170.00		\$3,301.33
09/05/2018	DEVONSHIRE II CO CONS CP B05198	\$195.00		\$3,106.33
09/07/2018	DEPOSIT		\$65.25	\$3,171.58
09/07/2018	TARGET ONLINE PMT	\$88.59		\$3,082.99
09/10/2018	ATM Withdrawal 09/07 MD BALTIMORE 10101	\$180.00		\$2,902.99
09/10/2018	Signature POS Debit 09/08 MD BALTIMORE GIANT FOOD	\$70.11		\$2,832.88
09/10/2018	L A FITNESS	\$12.98		\$2,819.90
09/11/2018	ATM Withdrawal 09/11 MD BALTIMORE 10101	\$116.22		\$2,703.68
09/14/2018	DEPOSIT		\$606.62	\$3,310.30
09/14/2018	DIRECT DEP	\$3,038.33		\$271.97
09/14/2018	Signature POS Debit 09/13 MD BALTIMORE GIANT	\$19.86		\$252.11
09/17/2018	ATM Withdrawal 09/15 WV INWOOD	\$400.00		\$152.11
09/17/2018	MARTINSBURG INWOOD	\$14.06		\$138.05

Member FDIC

ITIN



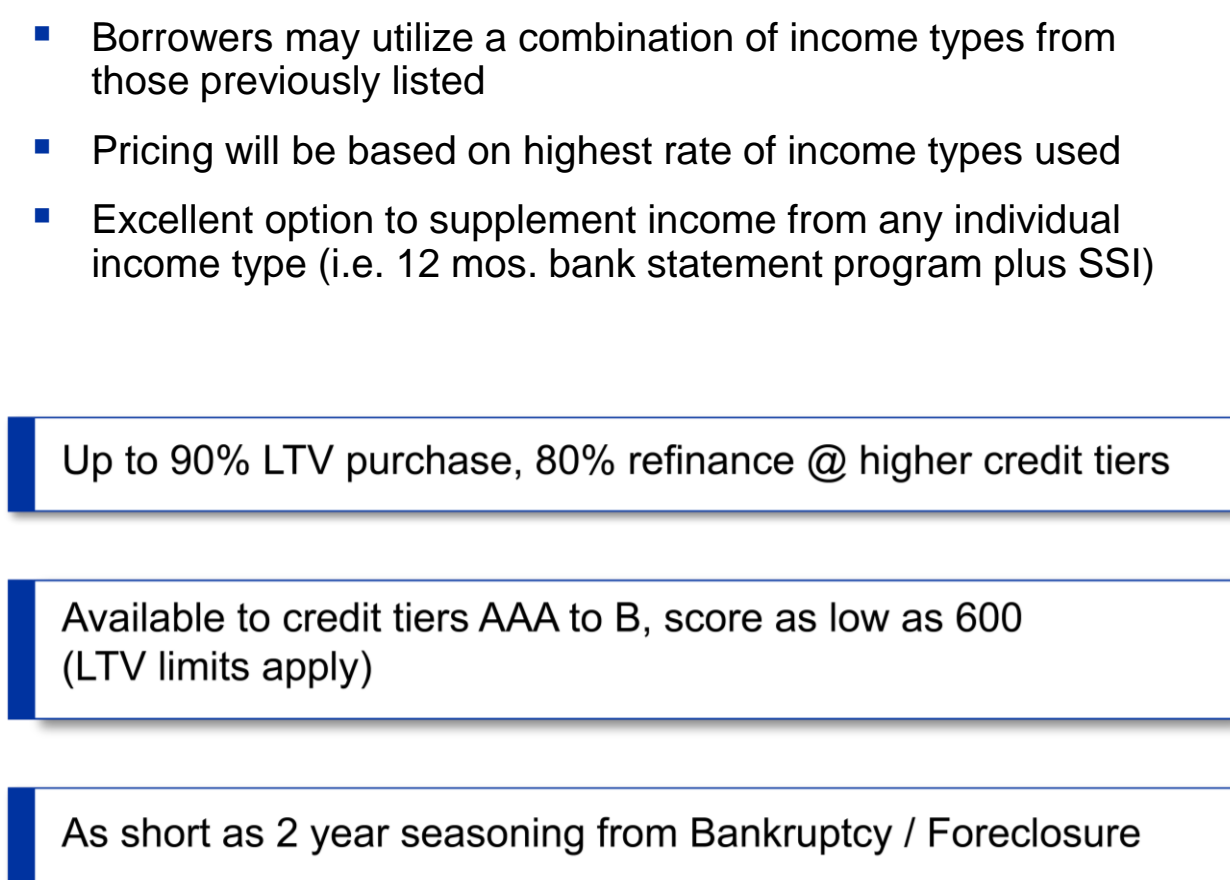
- For borrowers earning income in the United States via ITIN documentation
- Full doc only, paystubs, written VOE or tax returns. (no W2)
- Alternative documentation considered on a case by case basis

Up to 80% LTV purchase, 70% refinance @ higher credit tiers

Capped at \$1M loan amount

Available to all credit tiers, score as low as 575
(LTV limits apply)

As short as 1 year seasoning from Bankruptcy / Foreclosure



- Up to 90% LTV purchase, 80% refinance @ higher credit tiers

Available to credit tiers AAA to B, score as low as 600
(LTV limits apply)

As short as 2 year seasoning from Bankruptcy / Foreclosure

FREQUENTLY ASKED QUESTIONS



Q: What parameters determine if a condo is warrantable or non-warrantable?

A: A condo project that does not meet standard property eligibility requirements is considered non-warrantable. Most common factors resulting in non-warrantable status include but not limited to: percentage of units owned by a single entity, number of owner occupied vs. investor units (max. 50% investor for warrantable), completion status of project, builder vs owner control of HOA, HOA delinquencies. Non-warrantable condos allowable with senior management approval provided no more than 25% of units are owned by a single entity.

Q: What are your minimum credit depth requirements?

A: Acra Lending requires 3 acceptable trade lines with a minimum of 24 months reported history. At 65% or lower LTV, only 1 of the 3 tradelines must meet the 24 month reporting requirement. Rental history may be allowed as an additional trade line on a case by case basis

Q: What is your definition of cash in hand?

A: Cash in hand includes any funds to borrower or borrower's creditors not considered directly associated to the property. For example, pay off of mortgages, property tax, closing costs and transaction fees are not counted toward cash in hand. Payoff of consumer debt, judgments, liens, etc. are counted toward any cash in hand limitations.

Q: How do you determine market rent?

A: Acra lending allows for 100% of market rents as determined by the existing executed lease agreement or appraisal Comparable Rent Schedule (form 1007/1025). In some cases the lower of the two will be utilized if a discrepancy exists (Note: Does not apply to Jumbo Prime)

Q: What about refinancing vacant properties?

A: Generally Acra Lending does not refinance vacant properties. If the property is temporarily vacant due to short term remodel or transition from one tenant to another, the transaction may be allowed on a case by case basis.

Q: How many properties will you finance?

A: Acra Lending will finance up to 4 loans to one borrower, or an aggregate of up to \$3,000,000, whichever is lower. The maximum number of properties, financed or not, to a single borrower is capped at 20. Note that higher limits may be allowed on a case by case basis.

Q: What if a borrower wants to take cash out of an investment property for personal (non-business) use?

A: This is allowed under most Acra Lending income types, however TRID compliance will be required.

ADJUSTMENTS

DESCRIPTION	PRICE ADJ.	NOTE
Cash Out Refinance	0.50%	Only applies to over 70% LTV
Second Home	1.00%	Add to primary residence rate
Investor (DTI)	1.00%	Add to primary residence rate
12 mo. Bank Statement	NONE	Credit tier B or better. Self-employed only.
ATR-in-Full/Depletion	1.00%	Credit tier B or better. Depletion as additional income source
30-Year Fixed/7 yr ARM	NONE	No rate adjustment for fixed, 5/1 or 7/1 fully amortized
Interest Only	0.50%	I/O first 5 years, available with 5/1 or 7/1 ARM
ITIN	1.00%	Purch -5%, Refi -10% LTV, limited to 80% LTV & \$1M
Foreign National	0.75%	Inventory property only, Priced with DSCR program 70% Purch, 65% Refi. Tier "A"
Business LLC Borrower	0.50%	Entity is borrower. Additional guidelines apply. Requires pers. Guarantee
Forbearance ≤ 90 Days	0.75%	Capped at 70% purch., 65% Refi. 12 mo. reserves reqd.
Forbearance ≤ 180 Days	0.50%	Capped at 80% purch., 70% Refi. 6 mo. reserves reqd.
< \$150k	0.75%	
1,000,050 - 1,500,000	0.25%	Max. 85% LTV Primary, -5% LTV Investor
1,499,950 - 2,000,000	0.50%	-5% purchase and -10% refi on primary; -10% on investor. Credit tier BB or better. Cash out limits.
2,000,050 - 3,000,000	1.00%	Primary only. Max. 65% purchase, 60% refi. Credit tier BB or better. Cash out limits.
Non-Warrantable Condo	0.75%	-5% LTV purchase, -10% LTV refi. Capped at 75% LTV.
CondoTel/PUDtel	1.00%	Max. 75% LTV purchase, 70% refinance.
2-4 units	0.75%	Capped at 85% LTV
Rural	1.25%	Max. 70% LTV purchase, 65% LTV refi. \$750k max loan, credit tier BB or better.
2 yr Prepay	0.50%	2%/1% Sequential Stepdown PP - No Prepayments on Primary nor 2nd homes
1-Year Prepay	1.00%	2% PP - No Prepayments on Primary nor 2nd homes
Buy Out Prepay	1 pt	CSC Fee, no adjustment to rate. Investment Only
Rate Buy Up	2:01	Max. Purchase price is 102.5
Rate Buy Down	3:01	Floor is lowest rate by credit tier, or 98.5%

PRODUCT SUMMARY



Program	3 Mo. Bank Statement	12 Mo. Bank Statement	*DSCR	*Foreign National	ATR-in-Full/Depletion	ITIN	Full Doc
Maximum LTV	75% Purchase 70% Cash out	90% Purchase 80% Refi/Cash Out	80% Purchase 70% Refi/Cash Out	70% Purchase 65% Refi/Cash Out	90% Purchase 80% Refi/Cash Out	85% Purchase 70% Refi/Cash Out	90% Purchase 80% Refi/Cash Out
Maximum CLTV	75%	90%	80%	70%	90%	80%	90%
Loan Amount	\$150K-\$3Million LA > \$1.5M - 2 appraisals	\$100K - \$3 Million LA > \$1.5M - 2 appraisals	\$100K - \$2.0Million	\$100K - \$1.5Million	\$150K-\$3Million LA > \$1.5M - 2 appraisals	\$100K - \$1 Million	\$100K - \$3 Million LA > \$1.5M - 2 appraisals
Minimum Credit Score	675	600	575	No Fico Required	600	575	575
Maxium DTI	50% DTI ≤ 65% 43% DTI > 65%	50% and asset depletion is allowed	No Income/ Employment	No Income/ Employment	Income/Employment not required	50% and asset depletion is allowed	50% and asset depletion is allowed
Occupancy Type Allowed	Primary Resident Only	Primary/2nd Home/Investment	Investor Only	Investor Only	Primary/2nd Home/Investment	Primary/2nd Home/Investment	Primary/2nd Home/Investment
Property Types Allowed	SFR/Condo/ Townhouse/Non-Warrantable Condo	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel	SFR/Condo/Townhouse 2-4 Units/Non-Warrantable Condo/Condotel
Reserve Requirement (cash in hand can contribute to reserve requirements)	Purch & RR&T - 12 mos Cash Out - 24 mos	0 for ≤ 65% LTV 6 months for > 65% LTV 12 months > 85%.	0 for ≤ 65% LTV 6 months for > 65% LTV 12 months negative cashflow	Not Required	0 for ≤ 65% LTV 6 months for > 65% LTV 12 months > 85%.	0 for ≤ 65% LTV 6 months for > 65% LTV	0 for ≤ 65% LTV 6 months for > 65% LTV 12 months > 85%.
Cash Out Limits	≤ \$1.5mm & ≤ 65% no limit; Between \$1.5 & \$2.0mm & < 65% LTV max C/O \$300k; > \$2.0mm & < 60% LTV max C/O \$500k	≤ \$1.5M No Max C/O; > \$1.5M & > 60% LTV Max C/O=\$300k; > \$2.0M & > 50% LTV Max C/O=\$500k	≤ \$1.0M No Max C/O; > \$1.5M & > 60% LTV Max C/O=\$300k; > \$2.0M & > 50% LTV Max C/O=\$500k	≤ \$1.5M No Max C/O; > \$1.5M & > 60% LTV Max C/O=\$300k;	≤ \$1.5M No Max C/O; > \$1.5M & > 60% LTV Max C/O=\$300k; > \$2.0M & > 50% LTV Max C/O=\$500k	No Max C/O	≤ \$1.5M No Max C/O; > \$1.5M & > 60% LTV Max C/O=\$300k; > \$2.0M & > 50% LTV Max C/O=\$500k
Mortgage/Housing History	0 X 30 in last 24 mos	Up to 0x90 (adjustments to credit grade apply)	Up to 0x90 (adjustments to credit grade apply)	No Housing History Required	Up to 0x90 (adjustments to credit grade apply)	Up to 0x90 (adjustments to credit grade apply)	Up to 0x90 (adjustments to credit grade apply)
Seasoning	Seasoning Based Upon Credit Grade (e.g. "AAA" credit maintained with BK ≥ 3 years; if ≥ 1 year than credit grade drops to "CCC")						
Mtg. Forebearance	≥ 18 mos.	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos	Reserves: ≤ 90 days 12 mos; ≤ 180 days 6 mos
Bankruptcy	≥ 5 years	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr
Foreclosure	≥ 5 years	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr	≥ 3 yrs to ≥ 1yr
Short Sales	≥ 5 years	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled
Deed-in-Lieu	≥ 5 years	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled	≥ 2 Years to Settled
Adverse Accounts	≥ 2 years	NA	NA	NA	NA	NA	NA
Interest Only	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min	Not Allowed	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min	IO pmt period = 5 yrs; IO 25 yr fully amortized on 30 yr term. 250k min

*DSCR & Foreign National Programs: Can qualify negatively cashflowing transactions if LTV ≤ 70% with 12 months reserves equal to the negative cashflow amount.

PRODUCT MATRIX



Primary Residence or Second Home Transactions							
Credit Tier	AAA	AA	A	BBB	BB	B	CCC
Min FICO	>=750	>=725	>=700	>=675	>=650	>=600	>=575
Max LTV Purchase	90%	90%	85%	80%	80%	70%	70%
Max LTV Refinance	80%	80%	80%	75%	75%	70%	70%
Max CLTV**	90%	90%	85%	80%	80%	70%	70%

Investor Property (DSCR) Transactions							
Credit Tier	AAA	AA	A	BBB	BB	B	CCC
Min FICO	>=750	>=725	>=700	>=675	>=650	>=600	>=575
Max LTV's							
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 Min 1.0: 1.0 for (a) LTV > 70% or (b) "B/CCC" Grades(all LTV's) or must have 12-months reserves for negative cashflow, if applicable.

** CLTV +5% FOR LTV -5%, Can not exceed 80% Max CLTV
Max Adjustment is 5% CLTV increase.

Credit Events							
Credit Tier	AAA	AA	A	BBB	BB	B	CCC
Min FICO	>=750	>=725	>=700	>=675	>=650	>=600	>=575
Max Mtg Late (12mo)	0X30	0X30	0X30	1X30	1X30	0X60	0X90
Bankruptcy	>=3 yrs	>=3yrs	>=3yrs	>=2yrs	>=2yrs	>=2yrs	>=1yr
Foreclosure	>=3 yrs	>=3yrs	>=3yrs	>=2yrs	>=2yrs	>=2yrs	>=1yr
Short Sale	>=2 yrs	>=2yrs	>=2yrs	>=1yr	>=1yr	Settled	Settled
Deed-In-Lieu	>=2 yrs	>=2yrs	>=2yrs	>=1yr	>=1yr	Settled	Settled

Property Type	Loan Terms	Reserve Requirements	Occupancy
SFR	30 YR Fixed	None for <= 65% LTV	Primary
Condo & Townhome	5/1 ARM	6 Mo for > 65% LTV	Second Home
2-4 Unit	5/1 I/O ARM	12 mo for > 85% LTV	Investor
Non-Warr. Condo	7/1 ARM		
Condotel/PUDtel	7/1 I/O ARM		
Rural Property			

Income	
Full Doc	Wage earners-W2 + Paystubs; Self-emp. or commission; Award letter/proof of receipt of retirement.
Alt Doc	12 or 3 personal or business stmts (self employed only)
DSCR	Calculated by dividing (X) reconciled property rents by (Y) actual (P)ITIA payments. Min DSCR is LTV based.
Foreign National	Qualifies on DSCR

Adjustments by Program	
Max DTI	50% (rounded)
Bank Statements	Credit Grades AAA to B only
ATR-In-Full	Credit Grades AAA to B only (or use of Asset Depletion as additional source)
Interest Only (5-yr I/O)	30-Term, Min Loan amount >-\$250K, Grades AAA to BB, Avail on 5/1 or 7/1 ARM Only
ITIN	Purch -5% LTV/CLTV and Refi - 10% LTV/CLTV (Max 80% LTV/CLTV) \$1M max loan amount
Foreign National	Investor property only, Max 70% Purchase/ 65% Refinance
Business LLC Borrower	Loan to US business entity requires personal guarantee, additional guidelines
Forbearance <=90 days	Purch 70% & Refi 65% Max LTV/CLTV, 12-months reserves, additional guidelines
Forbearance <=180 days	Purch 80% & Refi 70% Max LTV/CLTV, 6-months reserves, additional guidelines
Loan Amount > \$1M	Primary: Max 85% / Investor: -5% LTV/CLTV
Loan Amount > \$1.5M	Primary: Purch -5% & Refi -10% LTV/CLTV, INV: -10% LTV/CLTV, AAA to BB Only (Max cash in hand > 50% LTV is \$300K)
Loan Amount > \$2M	Primary Only, Purch 65% & Refi 60% Max 75% LTV/CLTV, AAA to BB Only (Max cash in hand > 50% LTV is \$500K)
Non-Warrantable Condo	Purch -5% & Refi -10% LTV - Max 75% LTV/CLTV
Condotel/PUDtel	Purch 75% & Refi 65% Max LTV/CLTV
2-4 Unit Property	Max 85% LTV/CLTV
Rural Property	Purch 70% & Refi 65% Max LTV/CLTV, \$750K max loan amount, min BB grade
3 Yr Prepay	All INV: 3%/2%/1% sequential stepdown prepay
2 Yr Prepay	All INV: 2%/1% sequential stepdown prepay
1 Yr Prepay	All INV: 2% prepay

DOCUMENT TYPES



Doc Type	Overview	Grade Eligibility
Full Doc	1) Written VOE by employer verifying most recent 2 years and current YTD paystub. 2) W-2 for most recent 2 years and current YTD paystub. 3) Signed 1040's for most recent two years and current YTD paystub. 4) Can use either 1, 2, or 3 along with asset depletion to derive income $\leq 50\%$ DTI	AAA to CCC
3 Month Bank Statement	1) Must be self employed for 2 years. 2) Income will be lowest of 1003, 3 month period, borrower income LOE. 3) 3 months of bank statements with all qualifying deposits and a 50% expense ratio.	AAA to BBB
12 Month Bank Statement	1) Must be self employed for 2 years. 2) Income lowest of 1003, 12 month period or average 2 month period immediately preceeding, borrower income LOE. 3) 12 months of bank statements with all qualifying deposits and a 50% expense ratio, option for 30% expense ratio.	AAA to B
ATR-In-Full	1) Income or employment will not be required or used. 2) Qualifying assets must be equal or greater than the loan amount plus funds to close.	AAA to B
DSCR	1) No income or employment will be required. 2) The DSCR ratio is $1.0 > 70\%$ LTV OR B/CCC grade(all LTVs): 12 must have 12 months reserves for all neg cash flow	AAA to CCC
DSCR with ATR	Income with a DTI of $< 50\%$ will allow the loan to be priced as a primary residence with adjustment allowing for sigificate rate reduction.	AAA to CCC
Forgein National	Business purpose loan only. No income or employment will be required, prices on a "A" credit grade.	NA
ITIN	A Non US citizen permanant resident alien can use their ITIN on all doc type up to \$1M loan amount.	AAA to CCC

LOAN TERM SCHEDULE



Product		30 yr Fixed Rate	5/1 ARM	5/1 ARM Interest Only	7/1 ARM	7/1 ARM Interest Only
Initial Fixed rate Term		N/A	Fully amortizing hybrid mortgage loan with an interest rate that is fixed for 5 years and then changes to an ARM with the rate changing every year from the rest of the term of the loan.	Fully amortizing hybrid mortgage loan that requires interest only payment during the first 5 years. The rate will first adjust in the year 5 and adjust every year thereafter for the life of the loan and fully amortizing down over the remaining 20 years.	Fully amortizing hybrid mortgage loan with an interest rate that is fixed for 7 years and then changes to an ARM with the rate changing every year from the rest of the term of the loan.	Fully amortizing hybrid mortgage loan that requires interest only payment during the first 5 years. The rate will first adjust in the year 7 and adjust every year thereafter for the life of the loan and fully amortizing down over the remaining 20 years.
Repayment Type	Principal & Interest	Available in all programs	Available in all programs	Available in all programs	Available in all programs	Available in all programs
	Interest Only	Not available	Not available	5 yr I/O Term Only	Not available	5 yr I/O Term Only
Term (months)		360	360	360	360	360
Amortization Term		360	360	300	360	300
Index		N/A				
Periodic Rate Change Term		N/A	12 Months	12 Months	12 Months	12 Months
Periodic Rate Cap Adjustments		N/A	2% - 2% - 6%	2% - 2% - 6%	2% - 2% - 6%	2% - 2% - 6%
Lifetime Cap		N/A	Start Rate + 6%	Start Rate + 6%	Start Rate + 6%	Start Rate + 6%
Lifetime Floor		N/A	Start Rate	Start Rate	Start Rate	Start Rate
Margin		N/A	* See daily Rate Sheet *	* See daily Rate Sheet *	* See daily Rate Sheet *	* See daily Rate Sheet *
Look Back Period		N/A	45 days	45 days	45 days	45 days
Conversion Option		Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Borrower Qualification		Borrowers qualify at the note rate based on the fully amortizing principal and interest payment.	Borrowers qualify at the higher of the fully indexed rate or the initial note rate.	Consumer Loans only: The borrower qualifies at the max rate at the first fully amortized payment.	Borrowers qualify at the higher of the fully indexed rate or the initial note rate.	The borrower qualifies at the max rate at the first fully amortized payment.
Temporary Buydown		Not available in any programs.				
Mortgage Insurance		Not required on all Acra Loan programs.				
Assumability		All Loans are not assumable in any product or program.				
Disclosure		The Seller must ensure that any description of the lender's program furnished to borrowers complies with applicable state and federal laws and regulations.				