

ACRA LENDING

NON-TRID LOAN PROGRAMS

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NON-TRID DEFINED



- ❑ **Two types of real estate loans whereby the TRID compliance rules are not applicable and are designated as Non-TRID. These include:**
 - Real estate loans made to borrowers whereby the property is utilized for a business purpose
 - Real estate loans made to Foreign Nationals (non –US citizens) on investor loans
- ❑ **Business purpose real estate investments are generally defined by:**
 - The real property is NOT being utilized as residential shelter by the property owner
 - The property is owned for a business purpose such as to derive an investment return
 - Office buildings, warehouses and apartment buildings are a few examples

- ❑ Loans on residential real estate investments may be designated as business purpose loan transactions (Non-TRID)
- ❑ To qualify the owner(s) may not be utilizing the home for shelter and the property is owned for a business purpose, for example, to derive an investment return
- ❑ Acra offers business purpose investor (Non-TRID) loan programs that do not require the application of TRID compliance rules
- ❑ Cash out allowed – proceeds must be used for a business purpose and attest via signed disclosure and cash out letter.



GENERAL LOAN QUALIFICATION 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

Investment properties only

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 80% LTV

3 year Pre-Payment Penalty (PPP) standard, may be paid down or bought out

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

NON-TRID & DEBT SERVICE COVERAGE RATIO

- ❑ Measuring a property's revenue relative to its operating costs for business purpose owned real estate is a critical factor in qualifying for Acra DSCR loan programs
- ❑ The calculation utilized by Acra to measure these components is the debt service coverage ratio ("**DSCR**")
 - Acra Lending offers most business purpose and/or investor loans as **DSCR** loan programs
 - Investor debt to income ("DTI") qualified loan program offered as an alternative to **DSCR**
- ❑ **DSCR** is calculated by dividing subject property rental income by its operating expenses ("PITIA"), including:
 - The applied for mortgage principal payments
 - The applied for mortgage interest payments
 - Subject property real estate taxes
 - Subject property homeowners insurance
 - Homeowners association fees (if applicable)
- ❑ **DSCR** calculation example:
 - Revenue (rental income) = \$2800/month
 - Operating Costs (PITIA) = \$2650/month

$$\text{DSCR: } \$2800 / \$2650 = 1.06$$



DSCR LOAN CHARACTERISTICS



Business purpose loans only (no 2nd homes)

Borrower income/employment is not considered

Qualify on credit history and subject property cash flow (DSCR)

Negative cash flow, or DSCR less than 1.0, allowed for LTV at or below 70% with reserves to offset (cash out proceeds allowed for reserves)

All other real estate owned by borrower must be on 1003 but PITIA documentation for non subject properties not required

Any cash out proceeds must be for business purpose to remain compliant as Non-TRID

May elect business entity as borrower with personal guarantee

Available to all Acra Lending eligible property types

100% of rental/lease amounts allowed as income, 100% of market rent for new purchases

Existing properties must document leases and most recent 2 mos. receipt of rental income

CASH FLOW AND DSCR



- Minimum DSCR for LTV's over 70% = 1:1 -- Must at least break even.
- LTV of 70% or less, negative cash flow allowed with additional reserves.
 - Reserve equal to 12 mo. the amount of negative cash flow

Example:

65% LTV

PITIA = \$1700

Verified rent/market rent: \$1500 per mo.

\$200 negative cash flow per month

Reserve requirement = \$2400 (\$200 x 12 mo.)

Cash out proceeds may be used to meet reserve requirement

*Credit tier "CCC" requires 12 mo. reserves for any negative cash flow at all LTV's

INVESTOR DTI LOAN CHARACTERISTICS



Combines Ability to Repay (“ATR”) program requirements with non-TRID disclosure lift

Same LTV parameters as DSCR with improved pricing – priced from Primary Residence grid with a rate adjustment

Must document income as prescribed by specific program including additional expenses associated with other real estate owned

Use 100% of existing lease income or market rent from appraisal on purchase transactions

FOREIGN NATIONAL LOAN CHARACTERISTICS



Similar to DSCR loan programs but without review of borrower credit history

Financial obligations outside US not considered. US based mortgage payment history required on any US owned residential real estate including subject property, if applicable

For borrowers who are not US citizens and live and work outside the United States

Investment properties only (no owner occupied or 2nd homes allowed)

Max. 70% LTV purchase, 65% LTV refinance

Assets must be verified and translated to English

Available for any Acra Lending approved property type

Option for legal entity as borrower – must be US based entity

SPECIAL CIRCUMSTANCES – SHORT TERM RENTAL



Short term rentals do not follow typical DSCR requirements as there are no long term leases. Short term rentals are allowed on a case by case basis with the following considerations:

For refinances:

- YTD and prior year ledger from rental agency verifying rental history
- Bank statements to support income receipt for same period
- Copy of listing with rental agency or agencies

For purchase:

Since no short term rental history can be established, short term rental purchases will be subject to the appraiser's market rent analysis, and must meet standard DSCR program requirements.

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.				