

# THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 02/11/2022

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
Floor by Tier	5.375%	5.375%	5.375%	5.500%
≤ 50% LTV	5.375%	5.375%	5.375%	5.500%
≤ 60% LTV	5.375%	5.500%	5.625%	5.625%
≤ 65% LTV	5.375%	5.500%	5.625%	5.750%
≤ 70% LTV	5.500%	5.750%	5.875%	6.125%
≤ 75% LTV	5.750%	5.999%	6.125%	
Margin	3.000%	3.250%	3.500%	3.750%
Max Mtg Late (24-mth)	0 x 30	0 x 30	0 x 30	0 x 30
Max LTVs	"AAA"	"AA"	"A"	"BBB"
Purchase	75%	75%	75%	70%
Rate/Term Refi	70%	70%	70%	70%
Cash Out Refi	70%	70%	70%	65%
CLTV	75%	75%	75%	70%
Seasoning	"AAA"	"AA"	"A"	"BBB"
Mortgage Late(s)	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Mortgage FB or Defer	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths
Bankruptcy	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Foreclosure	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Short Sale/Deed-in Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Adverse Accounts	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years

## ADJUSTMENTS

Description	Rate	Note
Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	LTV ≤ 65%
	0.375%	LTV > 65%
Personal Bank Stmt	--	
Business Bank Stmt	0.250%	
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, All Grades, Avail on 5/1 or 7/1 ARMs
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BB, Max 80% LTV / CLTV
No Mortgage History	0.250%	Maximum 60% LTV/CLTV, No Recent Mortgage Rating
First Time Home Buyer	0.500%	-5% LTV/CLTV, Minimum 24-Month Rental History
< \$ 250,000	0.500%	
≥ \$ 1,000,000	0.250%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 1,500,000	0.375%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% Purch & R/T, -10% C/O, All Grades
		Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	-5% LTV/CLTV
Impound Waiver	0.250%	Note restrictions to right.

**\*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.**

**Acra Lender Credit of \$250 off of UW Fee for Completed ACH. \*Applied at Closing**

LENDER PAID COMPENSATION OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
		2:1	
Add to Rate *Not all tiers are available to every loan.	1.250%	2.500%	Lender Paid Points (LPC) to Broker or as Borrower Credit. Max 2.5 Pts.
	1.125%	2.250%	
	1.000%	2.000%	
	0.875%	1.750%	
	0.750%	1.500%	
	0.625%	1.250%	
	0.500%	1.000%	
	0.375%	0.750%	
	0.250%	0.500%	
	0.125%	0.250%	
PAR RATE	-	-	-
Available in eighths to rate up or down to PAR rate.			

RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
		3:1	
PAR RATE	-	-	-
Discount to Rate *Not all tiers are available to every loan.	-0.125%	0.375%	Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program.
	-0.250%	0.750%	
	-0.375%	1.125%	
	-0.500%	1.500%	
	-0.625%	1.875%	
	-0.750%	2.250%	
	-0.875%	2.625%	
Available in eighths to rate up or down to PAR rate.			

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

**Trust Review Fee - \$395**

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## GENERAL INFORMATION

<b>NO FEDERAL OR STATE HIGH COST LOANS</b>	
<b>THREE-MONTH BANK STATEMENT PROGRAM</b>	
Maximum Qualifying Income based on Average Deposits Self Employed Borrowers Only / No NSF's / Positive Balances U.S. Residents Only	
<b>Credit Depth:</b>	
Min three accounts ≥3 years & Mortgage ≥2 years "Recent" Mortgage is within 120 days of Application "Adverse Accounts" include charge offs, collections, tax liens, or judgments	
<b>Maximum Debt-to-Income Ratio</b>	
50% DTI for ≤65% LTV or 43% DTI for >65% LTV	
<b>Reserves</b>	
Purch/R&T: 6 Months or CO Refi: 12 Months Cash-in-Hand can contribute to Reserves	
<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	
<b>Interest Only (IO)</b>	
IO Loans must qualify at max rate at first fully Amortized pymt IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term) OR IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-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 Residence Only	
<b>Loan Amounts</b>	
\$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50) Loan Amounts >\$1.0M Require Senior Management Approval Loan Amounts Greater than \$1.5M require Two (2) Appraisals	
<b>Property Types</b>	
SFR / Condos / Townhouse - Property Condition Good	
<b>Rate Lock Policy</b>	
Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.	
<b>Request to Waive Impounds</b>	
Available on Loan Amounts ≤\$1.5M with Minimum 675 FICO Must be 0x30 over last 24-months for housing payment(s) Not available for Section 35 Loans	
<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, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas: Purch & R/T	

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