



GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
Floor by Tier	7.125%	7.250%	7.375%	7.500%
≤ 50% LTV	7.125%	7.250%	7.375%	7.500%
≤ 60% LTV	7.250%	7.375%	7.500%	7.750%
≤ 65% LTV	7.375%	7.375%	7.625%	8.000%
≤ 70% LTV	7.625%	7.625%	7.874%	8.125%
≤ 75% LTV	7.750%	7.874%	8.000%	-0.250%
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 Stmts	--	
Business Bank Stmts	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%	
≥ \$750k to ≤\$1.5M	-0.250%	Subject to applicable Floor Rates
> \$ 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.

Administration /
Underwriting /
Commitment Fee -
\$995

CSC Base Purchase Price: 101.000%, Max Purchase Price: 101.000%
Buydown is 3:1 Ratio, Buyup is 2:1 Ratio
Rate floats until loan application is cleared of all conditions precedent to proceed with Purchase.

Vist our Correspondent Portal for all Underwriting, Pricing, and Lock Policies at:
www.acralending.com/correspondent

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Dated: 07/06/2022

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
THREE-MONTH BANK STATEMENT PROGRAM Maximum Qualifying Income based on Average Deposits Self Employed Borrowers Only / No NSF's / Positive Balances U.S. Residents Only
Credit Depth: 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
Maximum Debt-to-Income Ratio 50% DTI for ≤65% LTV or 43% DTI for >65% LTV
Reserves Purch/R&T: 6 Months or CO Refi: 12 Months Cash-in-Hand can contribute to Reserves
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 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)
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Occupancy Primary Residence Only
Loan Amounts \$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
Property Types SFR / Condos / Townhouse - Property Condition Good
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 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
States AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas: Purch & R/T