



THREE-MONTH CORRESPONDENT RESIDENTIAL RATE SHEET & MATRIX

Dated: 01/03/2022

| Credit Tier | "AAA" | "AA" | "A" | "BBB" |
|-------------------------|-----------|-----------|-----------|-----------|
| Min FICO | ≥ 750 | ≥ 725 | ≥ 700 | ≥ 675 |
| Floor by Tier | 3.750% | 3.999% | 4.250% | 4.500% |
| ≤ 50% LTV | 3.750% | 3.999% | 4.250% | 4.500% |
| ≤ 60% LTV | 3.875% | 4.250% | 4.500% | 4.750% |
| ≤ 65% LTV | 4.250% | 4.500% | 4.625% | 4.875% |
| ≤ 70% LTV | 4.625% | 4.875% | 4.999% | 5.250% |
| ≤ 75% LTV | 4.875% | 4.999% | 5.250% | |
| 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 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 |
| 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. |

CSC Purchase Price: 102.000%

BuyUp and BuyDown is at 2:1 Ratio when rate is >4.000% and 3:1 Ratio <4.000%.

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

Delivery Fee - \$995 per unit

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GENERAL INFORMATION

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| 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) |
| 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 30-day period with Conditional Loan Approval and extension for Closing. |
| 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, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas: Purch & R/T |