



Dated: 08/12/2022

ITIN - Rate Sheet

GENERAL INFORMATION					
Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650
Floor by Tier	7.500%	7.625%	7.750%	7.875%	8.375%
≤ 50% LTV	7.500%	7.625%	7.750%	7.875%	8.375%
≤ 60% LTV	7.625%	7.750%	7.875%	7.999%	8.625%
≤ 65% LTV	7.750%	7.750%	7.875%	8.125%	8.750%
≤ 70% LTV	7.875%	7.875%	7.999%	8.125%	8.875%
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"
Purchase	70%	70%	70%	70%	70%
Refinance: RT / CO	70%	70%	70%	70%	70%
CLTV**	70%	70%	70%	70%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Margin	3.000%	3.250%	3.500%	3.750%	4.000%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year

Delivery Fee - \$995 per unit
Visit our Correspondent Portal for all Underwriting, Pricing, and Lock Policies at:
www.acralending.com/correspondent

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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%	
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Available with 12- or 24-months of statements
ATR-in-Full	0.500%	Asset Depletion as additional source
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
Housing 1x30 in last 12 m	-	Price as 675 FICO
BK/FC 2-3 years	-	Price as 675 FICO
SS/DIL/Modification 1-2 \	-	Price as 675 FICO
< \$150,000	0.375%	
> \$750k to < \$1M	-0.250%	subject to applicable Floor Rates
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Note PPP restrictions to right
Impound Waiver	0.250%	Note Waiver restrictions to right
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

Base Purchase Price: 101.000, Max Purchase Price: 101.750
Rate Floor is lowest shown rate per Credit Tier or 98.0% Purchase Price
Buydown is 3:1 Ratio, Buyup is 2:1 Ratio

GENERAL INFORMATION	
NO FEDERAL OR STATE HIGH COST LOANS	
Income Documentation Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 70% Pur / 65% Refi (Max LTV 70%)	
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 Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	
Maximum Debt-to-Income Ratio 50% Back End	
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 / Second Home / Investment (INV)	
Reserve Requirement None for ≤ 75% LTV, 6 Months for > 75%	
Loan Amounts \$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)	
Property Types SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines	
Rate Lock Policy Reference separate policy for full details. Rate locks for 45-day period from Lock Date.	
Request to Waive Impounds Available on LTV / CLTV ≤70%, Loan Amounts ≤\$1.0M Minimum FICO: 700 Must be 0x30 over last 24-months for housing payment(s) Not available for Foreign National Product	
ACH Form for Payments Business Entities require ACH - Lender Credit is not applicable.	