

BUSINESS PURPOSE / DSCR - RESIDENTIAL RATE SHEET

Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
(Credit Tier)	AAA	AA	А	BBB	BB	B+	В	CCC
≤ 50% LTV	7.625%	7.750%	7.875%	8.250%	8.500%	8.750%	9.375%	9.875%
≤ 60% LTV	7.625%	7.750%	7.875%	8.250%	8.625%	9.125%	9.875%	10.375%
≤ 65% LTV	7.750%	7.875%	7.999%	8.500%	8.750%	9.375%	10.125%	10.500%
≤ 70% LTV	7.875%	7.999%	8.125%	8.625%	8.875%	9.500%		
≤ 75% LTV	8.250%	8.375%	8.625%	8.999%	9.625%	9.750%		
≤ 80% LTV	8.875%	8.999%	9.125%	9.375%				
CLTV	Refer to Page 2							
Max Mtg Late (12-Mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 60	0 x 90
Bankruptcy / Foreclsoure	> 3 Years	> 3 Years	> 3 Years	2 Years	2 Years	2 Years	2 Years	> 1 Year
Short Sales / Deed-in-Lieu	> 2 Years	> 2 Years	> 2 Years	<u>></u> 1 Year	<u>></u> 1 Year	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

	LENDER PAID COMPENSATION						
	MOVEMENT TO:	POINTS / PAYABLE TO:					
	Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.				
	*Not all tiers are available to every loan		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP				
	every loan		Must qualify at B tier or higher				
Available in eigths to rate up or down to PAR rate							

RATE BUYDOWN						
MOVEMENT TO:	POINTS / RATE	PAYABLE TO:				
Add to Rate		Discount Points				
*Not all tiers are available to every loan	3:1	payable to Acra Lending. Rate Floors are by Credit Tier and Program.				
Available in eigths to rate up or down to PAR rate						
Maximum buy down is 1%						

Margin 3.	000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%
ADJUSTMENTS	RATE	NOTES						
Golden State Special	-0.250%	Applicable to California transactions, subject to applicable floor rates -0.250%						
Program Terms		Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing						
Cash-Out Refinance	0.250%	Apply for all	pply for all LTVs					
Interest Only (5-yr)	0.250%	30-Term, M	0-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1					
Interest Only (10-yr)	0.375%	Fixed Rate	ixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650					
ITIN	0.500%	\$1M max lo	51M max loan Amt - refer to ITIN matrix for max LTV/CLTV					
Non Permanent Resident Alien	0.375%	\$1M Max Lo	S1M Max Loan Amount. Unexpired Visa and EAD required.					
Foreign Nationals	0.375%	Investor Pro	perty Only, Max	70% Purc / 65%	Refi, Price at 700) FICO		
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/C	LTV (max CLT\	per tier), 12-Mo	nths Reserves, A	dditional Guideli	nes	
< \$200,000	0.500%	Max LTV/CI	_TV 75% Purch /	70% Refi				
≥ \$750k TO < \$2.0M	-0.500%	Subject to a	pplicable Floor F	ates				
≥ \$1.5M <u><</u> \$2.0M		Minimum 65	0 FICO. Max Ca	sh-in-Hand >65%	6 LTV is \$500,00	0		
≥ \$2.0M ≤ \$3.0M	0.125%	Minimum 70	Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be ≥1.1:1.0					
Non Warr Condo	0.375%	Purch -5% 8	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)					
Condotel / PUDtel	0.750%	Purch 70%	Purch 70% & Refi 65% Max LTV/CLTV - must have ≥ 1.0 DSCR					
2 Unit Property								
3-4 Unit Property	-0.125%	Subject to a	Subject to applicable Floor Rates					
DSCR: ≥0.90 TO <1.00	0.625%		-10% LTV / CLTV (max CLTV per tier)					
DSCR: ≥0.80 TO <0.90	1.000%	-15% LTV /	-15% LTV / CLTV (max CLTV per tier)					
Short-Term Rentals	0.375%	INV Prop Re	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV					
Adult Care Facility	0.375%	Max 75% P	urchase / 70% R	efi. LTV/CLTV. M	linimum 600 FIC)		
Rural Property	0.625%					Min 650 FICO, M	linimum 1:1 DSCI	2
Manufactured Homes	0.375%			LTV/CLTV (effec				
5-Year Prepay (5x5)	-0.375%			5% Prepayment				
5-Year Prepay (Step)				1% Sequential S	tepdown Prepay	ment Penalty		
3-Year Prepay (3x5)			All INV: 5% / 5% Prepayment Penalty					
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 on second page						
CEMA Transaction Impound Waiver	0.250%	Note waiver restrictions on second page						
	0.250%		TV from max sh					
Declining Value Properties	-	-3% L1 V/CL	i v iioiii iiiax sn	own on page 2				

Loan Amounts >\$2M - Call your Account Executive

*Broker Origination Points and Fees are limited to the lesser of:

(a) 4.0% of the loan amount and

(b) the maximum allowable by Federal & State High Cost thresholds.

Administration / UW / Commitment Fee -\$1,295

Trust Review Fee \$395

Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization. *Applied at Closing - Not Applicable for Entities, which require ACH.

US Business Entity - \$495

Minimum Interest Rate - Floor rate is limited to lowest rate for each credit tier

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BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

	FICO	≤\$1.500MM	≤\$1.501 - \$2.000MM	\$2.001MM - \$3.000MM
		LTV/CLTV	LTV/CLTV	LTV/CLTV
	<u>></u> 750	80%	75%	65%
	<u>></u> 725	80%	75%	65%
	<u>></u> 700	80%	75%	65%
Purchase	<u>></u> 675	80%	75%	-
Fulchase	<u>></u> 650	75%	70%	-
	<u>></u> 625	75%	-	-
	<u>></u> 600	65%	-	-
	<u>></u> 575	65%	-	-
Rate/Term	<u>></u> 750	80%	75%	65%
	<u>></u> 725	80%	75%	65%
	<u>></u> 700	75%	70%	65%
	<u>></u> 675	75%	70%	-
Refinance	<u>></u> 650	70%	65%	-
	<u>></u> 625	70%	-	-
	<u>></u> 600	65%	-	-
	<u>></u> 575	65%	-	-
	<u>></u> 750	75%	75%	65%
Cash-Out Refinance	<u>></u> 725	75%	75%	65%
	<u>></u> 700	75%	70%	65%
	<u>></u> 675	75%	70%	-
	<u>></u> 650	70%	65%	-
	<u>></u> 625	70%	-	-
	<u>></u> 600	65%	-	-
	<u>></u> 575	65%	-	-

GENERAL INFORMATION -	NO FEDERAL	OR STATE HIGH	COSTIOANS

INCOME DOCUMENTATION

Minimum DSCR is ≥0.80 : 1.00

DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based.

Foreign Nationals = Qualify and Price on DSCR

LOAN TERMS

30-Yr 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-Yr) OR IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr)

INDEX & ADJUSTMENT CAPS

Floored at Start Rate / 1 -Year CMT

2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap

LOAN AMOUNTS

\$100,000 Min. to \$3,000,000 Max. (Round-down to \$50)

Loan Amounts >\$3.0M are considered by Sr Mgmt on a case-bycase.

Loan Amounts >\$1.5M requires two (2) Appraisals

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 Submission Date with Conditional Loan Approval

REQUEST TO WAIVE IMPOUNDS

Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M

Minimum FICO: 700

Must be 0x30 over last 24-months for housing payment(s)

Not available for Foreign National Product

STATES

<u>Licensed Brokers Only</u>: AZ, CA, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA

Licensed & Unlicensed Brokers: AL, AR, CO, CT, DE, DC, FL, HI, IL, IN, IA, KS, KY, LA, ME, MD, MA, MS, MO, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WV, WI, WY

Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$301,022; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1 Million

OCCUPANCY

Investment (INV)

ACH FORM FOR PAYMENTS

Business Entities require ACH - Lender Credit is not applicable

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Must have a minimum of DSCR of 1.1:1.0