



BUSINESS PURPOSE / DSCR - RESIDENTIAL RATE SHEET

| Minimum FICO (Credit Tier) | ≥ 750 | ≥ 725 | ≥ 700 | ≥ 675 | ≥ 650 | ≥ 625 | ≥ 600 | ≥ 575 |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| | AAA | AA | A | BBB | BB | B+ | B | CCC |
| Margin | 3.000% | 3.250% | 3.500% | 3.750% | 4.000% | 4.250% | 4.250% | 5.000% |
| ≤ 50% LTV | 7.250% | 7.250% | 7.375% | 7.625% | 7.999% | 8.375% | 8.875% | 9.500% |
| ≤ 60% LTV | 7.250% | 7.375% | 7.625% | 7.875% | 8.250% | 8.625% | 9.375% | 10.125% |
| ≤ 65% LTV | 7.500% | 7.625% | 7.750% | 7.999% | 8.375% | 8.875% | 9.625% | 10.250% |
| ≤ 70% LTV | 7.625% | 7.875% | 7.999% | 8.125% | 8.500% | 8.999% | 9.875% | 10.375% |
| ≤ 75% LTV | 7.875% | 7.999% | 8.125% | 8.375% | 8.875% | 9.375% | 10.375% | |
| ≤ 80% LTV | 8.750% | 8.750% | 8.750% | 8.875% | 9.125% | | | |
| CLTV | 80% | 80% | 80% | 80% | 80% | 75% | 75% | 70% |
| 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 | ≥ 1 Year | ≥ 1 Year | Settled | Settled | Settled |

| ADJUSTMENTS | RATE | NOTES |
|-----------------------|---|---|
| Program Terms | -- | Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing |
| Cash-Out Refinance | 0.250% | Apply for LTVs > 70% |
| Interest Only (5-yr) | 0.250% | 30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1 |
| Interest Only (10-yr) | 0.375% | Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650, Max 80% LTV/CLTV |
| ITIN | 0.500% | Purch -5% & Refi -10% LTV/CLTV, \$1M max loan Amt |
| Foreign Nationals | 0.375% | Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO |
| FB/Mod Taken ≤6 Mth | 0.375% | -10% LTV/CLTV, 12-Months Reserves, Additional Guidelines |
| < \$150,000 | 0.375% | |
| > \$750k TO < \$1.5M | -0.250% | Subject to applicable Floor Rates |
| > \$1,500,001 | -- | -5% LTV/CLTV, Primary minimum 650. Max Cash-in-Hand >60% LTV is \$500,000 |
| 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 |
| DSCR: ≥0.90 TO <1.00 | 0.375% | -5% LTV/CLTV |
| DSCR: ≥0.80 TO <0.90 | 0.625% | -10% LTV/CLTV |
| DSCR: ≥0.70 TO <0.80 | 1.000% | -15% LTV/CLTV |
| Short-Term Rentals | 0.375% | INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV |
| Adult Care Facility | 0.375% | Max 75% Purchase / 70% Refi. Minimum 600 FICO |
| Rural Property | 0.625% | Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, Min 650 FICO |
| 5-Year Prepay (5x5) | -0.375% | All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty |
| 5-Year Prepay (Step) | -- | All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown 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 | 0.250% | |
| Impound Waiver | 0.250% | Note waiver restrictions on second page |
| Minimum Interest Rate | Floor rate is limited to lowest rate for each credit tier | |

| LENDER PAID COMPENSTION | | | RATE BUYDOWN | | |
|---|-------------------|--|--|-------------------|--|
| MOVEMENT TO: | RATE ADD / POINTS | PAYABLE TO: | MOVEMENT TO: | RATE ADD / POINTS | PAYABLE TO: |
| Add to Rate | 2:1 | Lender Paid Points (LPC) to Broker or Borrower Credit. | Add to Rate | 3:1 | Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program. |
| *Not all tiers are available to every loan | | Investor: Max 3.0 Pts & requires ≥ 2 YR PPP | *Not all tiers are available to every loan | | |
| | | Must qualify at 600 FICO or higher | | | |
| Available in eighths to rate up or down to PAR rate | | | | | |

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

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BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

| | FICO | ≤\$1.500MM | ≤\$1.501 - \$2.000MM |
|---------------------|-----------|------------|----------------------|
| Purchase | 675 + | 80% | 75% |
| | 650 - 674 | 80% | - |
| | 600 - 649 | 75% | - |
| | 575 - 599 | 70% | - |
| Rate/Term Refinance | 700 + | 80% | 75% |
| | 675 - 699 | 75% | 70% |
| | 650 - 674 | 75% | - |
| | 600 - 650 | 70% | - |
| | 575 - 599 | 65% | - |
| Cash-Out Refinance | 675 + | 75% | 70% |
| | 650 - 674 | 75% | - |
| | 600 - 649 | 70% | - |
| | 575 | 65% | - |

| GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS | |
|---|---|
| INCOME DOCUMENTATION | RATE LOCK POLICY |
| Minimum DSCR is ≥0.70 : 1.00 | Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval |
| DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based. | REQUEST TO WAIVE IMPOUNDS |
| Foreign Nationals = Qualify and Price on DSCR | Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M |
| LOAN TERMS | Minimum FICO: 700 |
| 30-Yr Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed | Must be 0x30 over last 24-months for housing payment(s) |
| All Loans require impounding for Taxes & Insurance | Not available for Foreign National Product |
| INTEREST ONLY (IO) | STATES |
| IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-Yr) OR | Licensed Brokers Only: AZ, Ca, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA |
| IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr) | 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 |
| INDEX & ADJUSTMENT CAPS | Prepayment Penalties not allowed and must be Bought Out in KS, MI, NJ (if to an Individual), PA (if to an Individual on 1-2 Unit Dwelling, & <\$278,250), RI (if a Purchase Transaction), & VT (if ≤\$1.0M) |
| Floored at Start Rate / 1 -Year CMT | OCCUPANCY |
| 2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap | Investment (INV) |
| LOAN AMOUNTS | ACH FORM FOR PAYMENTS |
| \$100,000 Min. to \$2,000,000 Max. (Round-down to \$50) | Business Entities require ACH - Lender Credit is not applicable |
| Loan Amounts >\$2.0M are considered by Sr Mgmt on a case-by-case. | |
| Loan Amounts >\$1.5M requires two (2) Appraisals | |
| PROPERTY TYPES | |
| SFR / Condos / Townhouse / 2-4 Units | |
| Non-Warrantable Condos - Reference Lender Guidelines | |

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