Dated: 11/06/2023 V1

Note	Price
Rate	
13.500	108.250
13.375	108.125
13.250	108.000
13.125	107.875
12.999	107.750
12.875	107.625
12.750	107.500
12.625	107.375
12.500	107.250
12.375	107.125
12.250	107.000
12.125	106.875
11.999	106.750
11.875	106.625
11.750	106.500
11.625	106.375
11.500	106.250
11.375	106.125
11.250	106.000
11.125	105.750
10.999	105.500
10.875	105.250
10.750	105.000
10.625	104.750
10.500	104.500
10.375	104.250
10.250	104.000
10.125	103.750
9.999	103.500
9.875	103.250
9.750	103.000
9.625	102.750
9.500	102.730
9.375	102.300
9.250	102.230
9.125	102.000
8.999	101.750
	101.300
8.875 8.750	
0.700	101.000
8.625	100.750
8.500 8.375	100.500
	100.250
8.250	100.000
8.250	99.750
8.125	99.500
8.125	99.250
7.999	99.000
7.999	98.750
7.875	98.500
7.875	98.250
7.750	98.000
7.750	97.750
7.625	97.500
7.625	97.250
7.500	97.000
7.500	96.750

7.375 96.500

FICO ≥750

725 - 749

700 - 724

675 - 699

650 - 674

0.000

-0.250

-0.500

-1.750

www.acralending.com

-1.250 -1.250 -1.750 -2.000 -2.750 -3.500 3.750

-2.000 -2.250 -2.500 -4.000

0.000 -0.250 -0.500 -1.250 -1.250 3.000

-0.250 -0.500 -0.750 -1.500 -2.750 3.250

4.000

650 - 674	-1.750   -2.000   -2.250   -2.500   -4.000   4.000   www.acralending.com				
625 - 649	-2.250     -3.000     -3.500     -3.750     -4.250     4.250				
600 - 624	-3.500   -4.500   -5.000           4.250				
575 - 599	4.500   -5.500   -5.750				
	GENERAL INFORMATION				
	Program Terms Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing				
Cash-Out Refinance	-0.500   -0.500   -0.500   -0.500   -0.500				
Interest Only (5-YR)	-0.500 -0.500 -0.500 -0.500 -0.500 -0.500 -0.500 -0.500 30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1				
Interest Only (5-YR)	-0.750 -0.750 -0.750 -0.750 -0.750 -0.750 -0.750 -0.750 -0.750 30-Term, Min Loan ≥\$250K, Minimum credit score 650, Available on 30-Year Fixed				
Interest Only (10-Yr)	-1.000 -1.000 -1.000 -1.000 -1.000 -1.000 -1.000 -1.000 Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650				
ITIN	-1.500   -1.750   -1.750   -2.000   -2.000   -2.500   \$1M max loan Amt, 700+ FICO, Max LTV/CLTV is 80% Purchase, Rate/Term, 75% Cash out refinance. 650-699 FICO, Max 70% LTV (Purch; Rate/term, Cash out)				
Non Permanent Resident Alien	-0.750   -0.				
Foreign Nationals	-0.750   -0.750   -0.750   -0.750   -0.750   -0.750   -0.750   -0.750     INV Prop. Max 75% Purch / 70% Refi, If LTV>70% Purch, >65% Refi, DSCR≥1.2 required. Price at 700 FICO				
FB Taken ≤6 Mth	-0.750 -0.750 -0.750 -0.750 -0.750 -10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines				
<\$200,000	-1.000   -1.000   -1.000   -1.000   -1.000   Max LTV/CLTV 75% Purch / 70% Refi				
≥ \$750k ≤ \$2.0M	1.000 1.000 1.000 1.000 1.000 1.000 Subject to applicable Floor Rates				
≥ \$1.5M ≤ \$2.0M	0.000   0.000   0.000   0.000   0.000   0.000   Minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000				
> \$2.0M ≤ \$3.0M	-0.250   -0.250   -0.250   -0.250   Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000: DSCR for all must be >1.1:1.0				
Non Warr Condo	-1.000 -1.000 -1.000 -1.000 -1.000 -5% from Max shown on page 2 - must have > 1.0 DSCR				
Condotel / PUDtel	-1.500   -1.500   -1.500   -1.500   -1.500   -1.500   Purch 75% & Refi 65% Max LTV/CLTV (If PUDtel, Price as Condotel in Pricer)				
2 Unit Property	-1.500   -				
3-4 Unit Property	0.250 0.250 0.250 0.250 0.250 0.250 0.250				
3-4 Onlt Property DSCR ≥ .80 to < 1.00	0.250   0.250				
No Ratio DSCR					
1 Score / No Score					
Short-Term Rentals					
Adult Care Facility	-2.000   -2.000   -2.000   Max 65% Purchase / 60% Refi. LTV/CLTV. Minimum 650 FICO				
Rural Property	-1.250   -1.250   -1.250   -1.250   Purch 70% & Refi 65% Max LTV/CLTV, \$750k Max loan amount, Min 650 FICO, Minimum 1:1 DSCR				
Manufactured Homes	-1.000   -1.000   -1.000   -1.000   Purch 70% & Refi 65% Max LTV/CLTV				
Housing 1x30 in prior 12 mths	-1.000   -1.000   -1.000   -1.000   -1.000   -1.000   -1.000				
Housing 0x60 in prior 12 mths	-2.250   -2.250   -2.250   -2.250   -2.250				
Housing 0x90 in prior 12 mths	4.500   4.500   4.500				
BK/FC ≥ 2 to < 3 years	-1.000   -1.000   -1.000   -1.000   -1.000   -1.000   -1.000				
BK/FC ≥ 1 year to < 2 years	4.500   4.500   4.500				
SS/DIL/Modification < 2 years	-1.000   -1.000   -1.000   -1.000   -1.000   -1.000   -1.000				
SS/DIL/Modification <1 year	-2.250   -2.250   -2.250   -2.250   -2.250   -2.250				
5-Year Prepay (5x5)	0.750 0.750 0.750 0.750 0.750 0.750 0.750 0.750 0.750 All INV: 5% / 5% / 5% / 5% Prepayment Penalty				
5-Year Prepay (Step)	0.000   0.000   0.000   0.000   0.000   0.000   0.000   0.000   All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty				
3-Year Prepay (3x5)	0.000 0.000 0.000 0.000 0.000 0.000 0.000 All INV: 5% / 5% Prepayment Penalty				
3-Year Prepay	-0.500   -0.500   -0.500   -0.500   -0.500   -0.500   -0.500   -0.500   All INV: 3% / 3% Prepayment Penalty				
2-Year Prepay	-1.000 -1.000 -1.000 -1.000 -1.000 -1.000 -1.000 -1.000 All INV: 3% / 3% Prepayment Penalty				
1-Year Prepay	-1.500   -1.				
Buy Out Prepay	-1.500   -1.500   -1.500   -1.500   -1.500   -1.500   -1.500   -1.500   -1.500   Note PPP restrictions on second page (Max price 98.5)				
CEMA Transaction	$oxed{-0.500}$ $oxed{-0.500}$ $oxed{-0.500}$ $oxed{-0.500}$ $oxed{-0.500}$ $oxed{-0.500}$				
Impound Waiver	-0.500   -0.500   -0.500   -0.500   -0.500   -0.500   -0.500   -0.500   Note waiver restrictions on second page				
Declining Value Properties	0.000   0.000   0.000   0.000   0.000   -5% LTV/CLTV from Max shown on page 2				
Minimum Price Minimum Price 98.00, Maximum Price 103.00					



# **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>&gt;</u> 750	80%	75%	65%
	<u>&gt;</u> 725	80%	75%	65%
	<u>&gt;</u> 700	80%	75%	65%
Purchase	<u>&gt;</u> 675	80%	75%	-
	<u>&gt;</u> 650	75%	70%	-
	<u>&gt;</u> 625	75%	-	-
	<u>&gt;</u> 600	65%	-	-
	<u>&gt;</u> 575	65%	-	-
	<u>&gt;</u> 750	80%	75%	65%
	<u>&gt;</u> 725	80%	75%	65%
	<u>&gt;</u> 700	75%	70%	65%
Rate/Term	<u>&gt;</u> 675	75%	70%	-
Refinance	<u>&gt;</u> 650	70%	65%	-
	<u>&gt;</u> 625	70%	-	-
	<u>&gt;</u> 600	65%	-	-
	<u>&gt;</u> 575	65%	-	-
	<u>&gt;</u> 750	75%	75%	65%
	<u>&gt;</u> 725	75%	75%	65%
	<u>&gt;</u> 700	75%	70%	65%
Cash-Out	<u>&gt;</u> 675	75%	70%	-
Refinance	<u>&gt;</u> 650	70%	65%	-
	<u>&gt;</u> 625	70%	-	-
	<u>&gt;</u> 600	65%	-	-
	<u>&gt;</u> 575	65%	-	-

Must have a minimum of DSCR of 1.1:1.0

## **GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS**

#### INCOME DOCUMENTATION

Minimum DSCR is ≥0.80 : 1.00

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

UW may use higher of actual or market rents: difference is no more than 10% (max \$300). Actual rents must be documented via lease and 2 mos proof of receipt.

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 for Refinance > \$1.5M requires two (2) Appraisals

Loan Amounts for Purchase > \$2.0M 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, ID, MI, MN, MT, NC, NJ, NV, OR, TN, UT, VA

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

For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice. Acra Lending is a DBA of Citadel Servicing Corporation. Acra Lending is an Equal Housing Lender and is committed to doing business in accordance with Federal Fair Lending Laws. National Mortgage Licensing System and Registry ID 144549