

## Acra Lending - Loan Credit Grid & Rates

11/15/2022

4- Multi-Family (5-24) Long Term Loan Credit Box						
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625
Floor by Tier	8.999%	9.250%	9.375%	9.625%	9.999%	10.375%
≤ 50% LTV	8.999%	9.250%	9.375%	9.625%	9.999%	10.375%
≤ 60% LTV	9.250%	9.500%	9.625%	9.875%	10.250%	10.625%
≤ 65% LTV	9.375%	9.625%	9.875%	10.125%	10.500%	10.750%
≤ 70% LTV	9.625%	9.875%	10.125%	10.375%	10.750%	
Max LTVs						
Purch / RT Refi	70%	70%	70%	70%	70%	65%
CO Refinance	65%	65%	65%	65%	65%	65%
CLTV	70%	70%	70%	70%	70%	65%

4- Multi-Family (5-24) Long Term Loan Eligibility Rules				
	ADJUSTMENTS	RATE	FEE	NOTES
1	Cash-Out Refinance	0.375%	--	1.25 DSCR Minimum
2	Interest Only	0.250%	--	≥ \$500k; < 70% LTV; >1.25 DSCR; 5-year period
3	DSCR, ≥ 1.75	-0.500%	--	Purchase transactions only
4	DSCR, 1.10 - 1.24	0.250%	--	Max 70% LTV
5	DSCR, 1.00 - 1.09	0.500%	--	Max 65% LTV, Minimum BB tier
6	Non-Recourse	0.250%	--	Additional Guidelines Apply and Documentation Required
7	<\$500,000	0.250%	--	
8	Foreign National	0.500%	--	Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum
9	Short-Term Rentals	0.500%	--	-5% LTV
10	Student Housing	0.375%	--	> 20% Student Units; >1.2 DSCR; >12-mo. Leases
11	5-Year Prepay (5x5)	--	--	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
12	3-Year Prepay (3x5)	0.250%	--	5 / 5 / 5 Prepayment Penalty
13	NY Transactions	0.375%	--	
14	CEMA Transactions	0.250%	--	CEMA fees paid by Borrower at closing
15	Buy Out Prepay	--	2.0%	Subject to Senior Management Approval
16	Entity Redraw	--	\$ 795.00	If entity changes & loan docs required to be redrawn
17	Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction			
18	General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or +15 Units			
19	30 Year Amortization & Term			
20	Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort			
21	Entities Only			
22	Guarantors:	Total Net Worth of ≥50% of requested loan amount. Minimum 6-Months P&I in Reserve		
23	Non-Course:	> 750 FICO / < 70% LTV requires 24 months of reserves \$250,000 - \$3.0M (Round Down Loan Amount to \$50 increments)		
24	Credit:	Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months.		
25	ACH For for Payments			
26	Business Entities require ACH - Lender Credit is not applicable.			

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