



ITIN / NON PERMANENT RESIDENT ALIEN - RESIDENTIAL RATE SHEET

ITIN (Max Loan Amount \$1,000,000)								
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	6.750%	6.875%	6.999%	7.125%	7.625%	8.125%	8.625%	8.999%
≤ 60% LTV	6.875%	6.999%	7.125%	7.250%	7.875%	8.375%	8.999%	9.625%
≤ 65% LTV	6.999%	6.999%	7.125%	7.375%	7.999%	8.625%	9.375%	9.999%
≤ 70% LTV	7.125%	7.125%	7.250%	7.375%	8.125%	8.750%	9.500%	10.125%
≤ 75% LTV	7.125%	7.250%	7.375%	7.500%	8.250%	9.125%	9.750%	
≤ 80% LTV	7.250%	7.375%	7.500%	7.875%	8.625%			

LENDER PAID COMPENSTION			RATE BUYDOWN	
Movement to:	RATE ADD / POINTS	Payable to:	MOVEMENT TO:	RATE ADD / POINTS
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.	Add to Rate	3:1
*Not all tiers are available to every loan - minimum 600 FICO		Primary or 2nd: Max 2.5 Pts	*Not all tiers are available to every loan	
		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP		
Available in eighths to rate up or down to PAR rate				

*Broker Origination Points and Fees are limited to the lesser of: (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.	
Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization. *Applied at Closing - Not Applicable for Entities, which require ACH.	
Administration / UW / Commitment Fee - \$1,295	Trust Review Fee - \$395
US Business Entity - \$495 <small>(Requires Personal Guarantee, Additional Guidelines Apply)</small>	

ADJUSTMENTS	RATE	NOTES
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Max LTV 75% - please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Minimum score 600 (Available with 12- or 24-months of statements)
ATR-in-Full	0.500%	Minimum score 600 (or 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 months	-	Price as 675 FICO
Housing 0x60 in last 12 months	-	Price as 625 FICO
Housing 0x90 in last 12 months	-	Price as 575 FICO
BK/FC <3 years	-	Price as 675 FICO
BK/FC < 2 years	-	Price as 625 FICO
BK/FC< 12 mos (settled)	-	Price as 575 FICO
SS/DIL/Modification < 2 years	-	Price as 675 FICO
SS/DIL/Modification <1 year (settled)	-	Price as 625 FICO
< \$150,000	0.375%	
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Max 80% OO & 75% NOO LTV/CLTV, 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	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	

NO FEDERAL OR STATE HIGH COST LOANS	
<b>INCOME DOCUMENTATION</b>	<b>OCCUPANCY</b>
Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements	Primary / Second Home / Investment (INV)
Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only	<b>RESERVE REQUIREMENT</b>
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 75% Pur / 70% Refi (Max LTV 75%); Max LTV / CLTV 75% / 70% for Purchase / Refi respectively	None for ≤ 75% LTV, 6 Months for > 75%, & 12 Months for > 85%
<b>MAXIMUM DEBT-TO-INCOME RATIO</b>	<b>LOAN AMOUNTS</b>
50% Back End	\$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
<b>LOAN TERMS</b>	<b>PROPERTY TYPES</b>
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	SFR / Condos / Townhouse / 2-4 Units
All Loans require impounding for Taxes & Insurance	Non-Warrantable Condos - Reference Lender Guidelines
<b>INTEREST ONLY (I/O)</b>	<b>RATE LOCK POLICY</b>
Consumer IO Loans qualify at max rate at first fully Amortized pymt	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	<b>REQUEST TO WAIVE IMPOUNDS</b>
<b>INDEX &amp; ADJUSTMENT CAPS</b>	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
Floored at Start Rate / 1-Year CMT	FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	Must be 0x30 over last 24-months for housing payment(s)
	Not available for Section 35 Loans

Loan Amounts >\$1M - Call your Account Executive

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