

4- MULTI-FAMILY (5-24) Long Term Loan Credit Box									
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625			
Floor by Tier	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%			
≤ 50% LTV	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%			
≤ 60% LTV	8.250%	8.500%	8.625%	8.875%	9.250%	9.625%			
≤ 65% LTV	8.375%	8.625%	8.875%	9.125%	9.500%	9.750%			
≤ 70% LTV	8.625%	8.875%	9.125%	9.375%	9.750%				
Max LTVs									
Max LTVs	70%	70%	70%	70%	70%	65%			
Purch / RT Refi	70%	70%	70%	70%	70%	65%			
CO Refinance	65%	65%	65%	65%	65%	65%			

Note: Acra origination points determined at time of pre-approval.

Appraisal Review - \$650.00

CDA Report - \$180.00

4- Multi-Family (5-24) Long Term Loan Eligibility Rules									
ADJUSTMENTS	RATE	FEE	NOTES						
Cash-Out Refinance	0.375%		1.25 DSCR Minimum						
Interest Only	0.250%		≥ \$500k; < 70% LTV; >1.25 DSCR; 5-year period						
DSCR, ≥ 1.75	-0.500%		Purchase transactions only						
DSCR, 1.10 - 1.24	0.250%		Max 70% LTV						
DSCR, 1.00 - 1.09	0.500%		Max 65% LTV, Minimum BB tier						
<\$500,000	0.250%								
Foreign National	0.500%		Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum						
Short-Term Rentals	0.500%		-5% LTV						
Student Housing	0.375%		> 20% Student Units; >1.2 DSCR; >12-mo. Leases						
5-Year Prepay (5x5)	-		All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penality						
3-Year Prepay (3x5)	0.250%		5 / 5 / 5 Prepayment Penalty						
NY Transactions	0.375%								
CEMA Transactions	0.250%		CEMA fees paid by Borrower at closing						
Buy Out Prepay		2.0%	Subject to Senior Management Approval						
Entity Redraw		\$ 795.00	If entity changes & loan docs required to be redrawn						
6 Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction									
7 General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or +15 Units									
3 30 Year Amortization & Term									
9 Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort									
Entities Only									
Guarantors:	Total Net Worth of ≥50% of requested loan amount.								
	Minimum 6-Months P&I in Reserve								
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.								
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	Cash-Out Refinance Interest Only DSCR, ≥ 1.75 DSCR, 1.10 - 1.24 DSCR, 1.00 - 1.09 <\$500,000 Foreign National Short-Term Rentals Student Housing 5-Year Prepay (5x5) 3-Year Prepay (3x5) NY Transactions CEMA Transactions Buy Out Prepay Entity Redraw Multifamily Residential Pr General Commercial Nat 30 Year Amortization & T Interest Only Loans are 5 Entities Only Guarantors: Credit: ACH For for Payments	ADJUSTMENTS RATE Cash-Out Refinance 0.375% Interest Only 0.250% DSCR, ≥ 1.75 -0.500% DSCR, 1.10 - 1.24 0.250% DSCR, 1.00 - 1.09 0.500% <\$500,000 0.250% Foreign National 0.500% Short-Term Rentals 0.500% Student Housing 0.375% 5-Year Prepay (5x5) 3-Year Prepay (3x5) 0.250% NY Transactions 0.375% CEMA Transactions 0.250% Buy Out Prepay Entity Redraw Multifamily Residential Properties with 5-24 Units or as General Commercial Narrative Appraisal. May use 71A 30 Year Amortization & Term Interest Only Loans are 5-Year IO Payment & 25-Years Entities Only Guarantors: Total Net Worth of ≥50% of Minimum 6-Months P&I in Reference Credit: Min 48-mths from Bankruptoing Mortgage Lates: No 30 last 6	ADJUSTMENTS RATE FEE Cash-Out Refinance 0.375% Interest Only 0.250% DSCR, ≥ 1.75 -0.500% DSCR, 1.10 - 1.24 0.250% DSCR, 1.00 - 1.09 0.500% <\$500,000 0.250% Foreign National 0.500% Short-Term Rentals 0.500% Student Housing 0.375% 5-Year Prepay (5x5) 3-Year Prepay (3x5) 0.250% NY Transactions 0.375% CEMA Transactions 0.250% Buy Out Prepay 2.0% Entity Redraw \$ 795.00 Multifamily Residential Properties with 5-24 Units or as defined in res General Commercial Narrative Appraisal. May use 71A or 71B <\$3. 30 Year Amortization & Term Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortiz Entities Only Guarantors: Total Net Worth of ≥50% of requested loand Minimum 6-Months P&I in Reserve						