

Acra Lending - Loan Credit Grids & Rates

11/22/2022



ALL GRID CHANGES MADE IN THIS WORKSHEET; NOT LOAN PROGRAM WORKSHEETS

1-SFR (1-4 units) Bridge Loan Credit Box												
FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE				REFINANCE			
					No Rehab	Rehab			Rehab & No Rehab			
					LTV	LTV	ARV	LTC	LTV	ARV	LTC	
850	-10%	NA	0 2	10.99 12.49	75.00%	80.00%	65.00%	80.00%	65.00%	65.00%	80.00%	
to	-10%	-5%	3 9	9.99 11.49	80.00%	85.00%	65.00%	85.00%	70.00%	65.00%	85.00%	
740	-10%	-2.5%	> 10	9.50 10.49	80.00%	85.00%	65.00%	85.00%	75.00%	65.00%	85.00%	
739	-10%	NA	0 2	10.99 12.49	75%	80.00%	65.00%	80.00%	65.00%	65.00%	80.00%	
to	-10%	-5%	3 9	9.99 11.49	80%	85.00%	65.00%	85.00%	70.00%	65.00%	85.00%	
680	-10%	-2.5%	> 10	9.50 10.49	80%	85.00%	65.00%	85.00%	75.00%	65.00%	85.00%	
679	-10%	NA	0 2	10.99 12.49	70%	75.00%	60.00%	75.00%	60.00%	60.00%	75.00%	
to	-10%	-5%	3 9	9.99 11.49	75%	80.00%	60.00%	80.00%	65.00%	60.00%	80.00%	
650	-10%	-2.5%	> 10	9.50 10.49	75%	80.00%	60.00%	80.00%	70.00%	60.00%	80.00%	
649	-10%	NA	0 2	10.99 12.49	65%	70.00%	55.00%	70.00%	55.00%	55.00%	70.00%	
to	-10%	-5%	3 9	9.99 11.49	70%	75.00%	55.00%	75.00%	60.00%	55.00%	75.00%	
600	-10%	-2.5%	> 10	9.50 10.49	70%	75.00%	55.00%	75.00%	65.00%	55.00%	75.00%	

1-SFR (1-4) Bridge Loan Eligibility Rules			
1	Loan Amount	<=	3,000,000
2a	LTV	<=	85.00%
2b	ARV	<=	75.00%
2c	LTC	<=	85.00%
3	Cashout	<=	70% <= 1,000,000
4	Realtor Experience	>=	1
5	GC Experience	>=	1
6	0-2 Experience	<=	50% As is Value
7	Heavy Rehab	>=	50% As is Value
8	Refi: Incomplete Projects	-10%	LTV, ARV, LTC
9	Foreign National	-10%	LTV, ARV, LTC

2-MULTI-FAMILY (5-29 units) Bridge Loan Credit Box												
FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE				REFINANCE			
					No Rehab	Rehab			Rehab & No Rehab			
					LTV	LTV	ARV	LTC	LTV	ARV	LTC	
850	-10%	NA	0 2	10.99 12.49	75%	75.00%	65.00%	80.00%	80.00%	65.00%	80.00%	
to	-10%	-5%	3 9	9.99 11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%	
740	-10%	-2.5%	> 10	9.50 10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%	
739	-10%	NA	0 2	10.99 12.49	75%	75.00%	65.00%	80.00%	60.00%	65.00%	80.00%	
to	-10%	-5%	3 9	9.99 11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%	
680	-10%	-2.5%	> 10	9.50 10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%	
679	-10%	NA	0 2	10.99 12.49	70%	70.00%	60.00%	75.00%	55.00%	60.00%	75.00%	
to	-10%	-5%	3 9	9.99 11.49	75%	70.00%	60.00%	80.00%	60.00%	60.00%	80.00%	
650	-10%	-2.5%	> 10	9.50 10.49	75%	75.00%	60.00%	80.00%	70.00%	60.00%	80.00%	
649	-10%	NA	0 2	10.99 12.49	65%	65.00%	55.00%	70.00%	50.00%	55.00%	70.00%	
to	-10%	-5%	3 9	9.99 11.49	70%	65.00%	55.00%	75.00%	55.00%	55.00%	75.00%	
600	-10%	-2.5%	> 10	9.50 10.49	70%	70.00%	55.00%	75.00%	65.00%	55.00%	75.00%	

Note: 0-2 experience allowed if property is professionally managed & any rehab must be performed by a licensed contractor.

2-Multi-Family (5-29) Bridge Loan Eligibility Rules			
1	Loan Amount	>=	250,000 <= 3,000,000
2	Cashout	<=	70% <= 1,000,000
3	0-2 Experience		Management Discretion
4	3-9 Experience	<=	15 Units
5	Foreign National	-10%	LTV, ARV, LTC

3-DSCR (1-4 units) Long Term Loan Credit Box												
Minimum FICO	≥ 750		≥ 725		≥ 700		≥ 675		≥ 650		≥ 625	
	≥ 750		≥ 725		≥ 700		≥ 675		≥ 650		≥ 625	
≤ 50% LTV	8.625%	8.750%	8.875%	8.999%	9.125%	9.250%	9.375%	9.500%	9.625%	9.750%	10.375%	10.875%
≤ 60% LTV	8.750%	8.875%	8.999%	9.125%	9.250%	9.375%	9.500%	9.625%	9.750%	10.125%	10.875%	11.375%
≤ 65% LTV	8.875%	8.999%	9.125%	9.250%	9.375%	9.500%	9.625%	9.750%	10.125%	10.500%		
≤ 70% LTV	8.999%	9.250%	9.500%	9.750%	10.125%	10.500%						
≤ 75% LTV	9.250%	9.625%	9.875%	9.999%	10.500%	10.750%						
≤ 80% LTV	9.875%	10.375%	10.625%	10.999%								
CLTV	80%	80%	80%	80%	75%	75%	65%	65%				
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				
BKFC	≥ 3 Yrs	≥ 3 Yrs	≥ 3 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 1 Yr				
SS/DL	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 1 Yrs	≥ 1 Yrs	Settled	Settled	Settled				
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.500%	5.000%				

3-DSCR (1-4 units) Long Term Loan Eligibility Rules			
ADJUSTMENTS	RATE	NOTES	
1	Program Terms	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing	
2	Cash-Out Refinance	0.250%	Applies to all LTVs
3	Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
4	Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650
5	ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV
6	Non Perm. Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.
7	Foreign Nationals	0.375%	Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO
8	FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV(max CLTV per tier), 12-Mos Reserves, Additional Guidelines
9	< \$150,000	0.375%	
10	> \$750k TO < \$1.5M	-0.250%	Subject to applicable Floor Rates
11	> \$1,500,000		Minimum 650 FICO, Max Cash-in-Hand >60% LTV is \$500,000
12	Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
13	Condo/otel / PUD/otel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
14	2 Unit Property	--	
15	3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
16	DSCR: ≥0.90 TO <1.00	0.375%	-5% LTV/CLTV (max CLTV per tier)
17	DSCR: ≥0.70 TO <0.90	0.625%	-10% LTV/CLTV (max CLTV per tier)
18	Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
19	Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi, LTV/CLTV, Minimum 600 FICO
20	Rural Property	0.625%	Purch 70%; Refi 65% Max LTV/CLTV, \$750k max loan, ≥ 650 FICO, Min 1:1 DSCR
21	5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
22	5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
23	3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
24	3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
25	2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
26	1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
27	Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
28	CEMA Transaction	0.250%	
29	Impound Waiver	0.250%	Note waiver restrictions on second page

4-MULTI-FAMILY (5-24) Long Term Loan Credit Box												
Minimum FICO	≥ 750		≥ 725		≥ 700		≥ 675		≥ 650		≥ 625	
	≥ 750		≥ 725		≥ 700		≥ 675		≥ 650		≥ 625	
Floor by Tier	8.625%	8.875%	8.999%	9.250%	9.625%	9.999%						
≤ 50% LTV	8.625%	8.875%	8.999%	9.250%	9.625%	9.999%						
≤ 60% LTV	8.875%	9.125%	9.250%	9.500%	9.875%	10.250%						
≤ 65% LTV	8.999%	9.250%	9.500%	9.750%	10.125%	10.375%						
≤ 70% LTV	9.250%	9.500%	9.750%	9.999%	10.375%							
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 Rates: 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.		