



PRICING TABLE - 30-Year Fixed Term

| Note Rate  | 30-Day Lock | 45-Day Lock | 60-Day Lock |
|--|-------------|-------------|-------------|
| 2.375%   | 96.426      | 96.301      | 96.176      |
| 2.500%   | 96.982      | 96.857      | 96.732      |
| 2.625%   | 97.526      | 97.401      | 97.276      |
| 2.750%   | 97.925      | 97.800      | 97.675      |
| 2.875%   | 98.499      | 98.374      | 98.249      |
| 3.000%   | 98.994      | 98.869      | 98.744      |
| 3.125%   | 99.406      | 99.281      | 99.156      |
| 3.250%   | 99.716      | 99.591      | 99.466      |
| 3.375%   | 100.046     | 99.921      | 99.796      |
| 3.500%   | 100.372     | 100.247     | 100.122     |
| 3.625%   | 100.882     | 100.757     | 100.632     |
| 3.750%   | 101.225     | 101.100     | 100.975     |
| 3.875%   | 101.399     | 101.274     | 101.149     |
| 4.000%   | 101.514     | 101.389     | 101.264     |
| 4.125%   | 101.621     | 101.496     | 101.371     |
| 4.250%   | 101.738     | 101.613     | 101.488     |
| 4.375%   | 101.882     | 101.757     | 101.632     |
| 4.500%   | 102.072     | 101.947     | 101.822     |
| Lock Expiration:   | 10/29/2021  | 11/13/2021  | 11/28/2021  |
| Maximum Pricing: 101.500%  |             |             |             |
| 15 Day Extension (max 2) at cost of: -0.125                            |             |             |             |
| Best Efforts Pricing, Pricing Locked consistent to Acra Lending Policy |             |             |             |

FICO x CLTV PRICE ADJUSTMENTS

|       | ≤ 60%  | ≤ 65%  | ≤ 70%  | ≤ 75%  | ≤ 80%  | ≤ 85%  | ≤ 90%  |
|-------|--------|--------|--------|--------|--------|--------|--------|
| ≥ 800 | 0.450  | 0.400  | 0.350  | 0.300  | 0.200  | -0.400 | -0.750 |
| ≥ 760 | 0.350  | 0.350  | 0.250  | 0.150  | 0.000  | -0.880 | -1.250 |
| ≥ 740 | 0.300  | 0.300  | 0.100  | 0.000  | -0.300 | -1.250 | -1.750 |
| ≥ 720 | 0.150  | 0.150  | 0.000  | -0.250 | -0.600 | -1.500 | -2.000 |
| ≥ 700 | 0.000  | 0.000  | -0.200 | -0.500 | -1.000 | -1.750 | -2.500 |
| ≥ 680 | -0.100 | -0.150 | -0.350 | -0.900 | -1.400 | -2.250 |        |
| ≥ 660 | -0.200 | -0.400 | -0.700 | -1.400 | -2.000 |        |        |

OTHER PRICE ADJUSTMENTS

|               | ≤ 60%  | ≤ 65%  | ≤ 70%  | ≤ 75%  | ≤ 80%  | ≤ 85%  | ≤ 90%  |
|---------------|--------|--------|--------|--------|--------|--------|--------|
| Self Employed | 0.000  | 0.000  | -0.050 | -0.100 | -0.150 | -0.200 | -0.250 |
| Purchase      | 0.250  | 0.250  | 0.250  | 0.250  | 0.250  | 0.250  | 0.250  |
| Cash Out Refi | -0.500 | -0.750 | -1.000 | -1.250 | -1.500 |        |        |
| Second Home   | 0.000  | -0.125 | -0.250 | -0.375 | -0.500 |        |        |
| Inv Prop      | -1.000 | -1.250 | -1.500 | -1.750 |        |        |        |
| Condo         | 0.000  | 0.000  | -0.100 | -0.200 | -0.300 | -0.500 |        |
| Units, 2-4    | 0.000  | -0.050 | -0.100 | -0.250 | -0.500 | -0.750 |        |

## JUMBO PRIME WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 09/29/2021  
08:30:AM (Pac)  
v1

PRODUCT MATRIX

| Property Type                     | Occupancy         | Transaction                    | Max Loan Amount | LTV | CLTV- HCLTV | FICO |
|-----------------------------------|-------------------|--------------------------------|-----------------|-----|-------------|------|
| SFD, PUD                          | Primary Residence | Purchase                       | \$1,000,000     | 90% | 90%         | 700  |
| SFD, 1-4 units, Condo, Co-op, PUD | Primary Residence | Purchase / Rate Term Refinance | \$1,000,000     | 80% | 80%         | 660  |
|                                   |                   |                                | \$1,500,000     | 85% | 85%         | 680  |
|                                   |                   |                                | \$2,500,000     | 75% | 75%         | 720  |
|                                   |                   |                                | \$3,000,000     | 70% | 70%         | 740  |
|                                   | Second Home       | Cash Out Refinance             | \$1,000,000     | 80% | 80%         | 680  |
|                                   |                   |                                | \$1,500,000     | 75% | 75%         | 700  |
| SFD, PUD                          | Second Home       | Purchase / Rate Term Refinance | \$1,000,000     | 80% | 80%         | 680  |
|                                   |                   | Cash Out Refinance             | \$1,500,000     | 75% | 75%         | 700  |
| Condo, Co-op                      | Second Home       | Cash Out Refinance             | \$1,500,000     | 60% | 60%         | 720  |
| SFD, PUD, Condo                   | Investment Home   | Purchase / Rate Term Refinance | \$1,000,000     | 75% | 75%         | 700  |
| Co-op                             | Investment Home   | Purchase / Rate Term           | \$1,500,000     | 60% | 60%         | 720  |
| SFD, PUD                          | Investment Home   | Cash Out Refinance             | \$1,500,000     | 60% | 60%         | 700  |
| Condo, Co-op                      | Investment Home   | Cash Out Refinance             | \$1,500,000     | 60% | 60%         | 720  |

Administration / Underwriting / Commitment Fee - \$1,295

\*Broker Origination Points and Fees are limited to the maximum allowable by Qualified Mortgage thresholds.

CONTACT YOUR LOCAL  
ACCOUNT EXECUTIVE

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GENERAL INFORMATION

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|---|
| <b>Loan Amount:</b><br>Minimum loan amount is \$1 greater than the Conforming Limit.  |
| <b>Income / Employment:</b><br>Full income documentation only. Must meet Appendix Q.<br>Max DTI Ratio: 43.0% ≤ 85% or 40.0% >85% LTV.<br>IRS Form 4506-T Required prior to closing.   |
| <b>Credit Report:</b><br>Tri-merged credit report. Alternative credit not permitted.<br>No mortgage late payments, including subordinate liens, in prior 6 months (to date of loan application).<br>No more than one 30-day mortgage late payment (no rolling), including subordinate liens, in prior 24 months (to date of loan app).<br>Minimum Credit Depth:<br>• Three (3) trade lines from traditional credit sources that reported for 24 months or more<br>• One (1) must be open and active for the last 12 months<br>Derogatory / Adverse Credit<br>None in the past seven (7) years:<br>• Bankruptcy, Foreclosure, Deed-in-Lieu of Foreclosure<br>None in the past four (4) years:<br>• Short Sale, Pre-foreclosure sale, and Loan Modification |
| <b>Reserve Requirements</b><br>• 6 months PITIA required for: Primary Residence<br>• 9 months PITIA required for: Primary Residence with > 80% LTV / CLTV > 85%<br>• 12 months PITIA required for Primary Residence with > 85% LTV / CLTV > 90%, 2-4 Unit properties, Second / Vacation Homes, Investment Homes, and Loan Amount > \$1M<br>• For each additional financed property owned add 6 months PITIA reserves for each property  |
| <b>Maximum Cash Out</b><br>\$500,000 for ≤ 50% LTV / CLTV / HCLTV<br>\$350,000 for > 50% LTV / CLTV / HCLTV   |
| <b>Occupancy Limitation</b><br>Second homes are not permitted on 2-4 unit properties.   |
| <b>Appraisal</b><br>For loans amounts ≤ \$1.5M – One (1) Full Appraisal;<br>greater than \$1.5M – Two (2) Full Appraisals   |
| <b>Refinance of Properties Previously Listed For Sale</b><br>Ineligible if listed for sale in last six (6) months   |
| <b>Rate Lock Policy</b><br>Reference separate policy for full details.  |
| <b>States</b><br>AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MT, NC, NE, NH, NJ, NV, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY<br>Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi<br>Additional Guidelines Apply.   |