



NON PRIME WHOLESALE - RESIDENTIAL RATE SHEET

Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
	AAA	AA	A	BBB	BB	B+	B	CCC
≤ 50% LTV	7.375%	7.500%	7.500%	7.625%	7.999%	8.625%	8.750%	9.500%
≤ 60% LTV	7.500%	7.500%	7.625%	7.750%	8.250%	8.999%	9.250%	9.999%
≤ 65% LTV	7.500%	7.625%	7.625%	7.875%	8.375%	9.250%	9.375%	10.375%
≤ 70% LTV	7.625%	7.625%	7.750%	7.999%	8.500%	9.375%		
≤ 75% LTV	7.750%	7.750%	7.875%	8.125%	8.750%	9.625%		
≤ 80% LTV	7.875%	7.999%	8.250%	8.500%	9.375%			
≤ 85% LTV	8.750%	8.999%	9.375%	9.750%				
≤ 90% LTV	9.500%	9.999%	9.999%					
CLTV (Primary)	90%	90%	90%	85%	80%	75%	65%	65%
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

LENDER PAID COMPENSATION		
Movement to:	POINTS / RATE	Payable to:
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.
*Not all tiers are available to every loan - Must qualify at B tier or higher		Primary or 2nd: Max 3.0 Pts
		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP
Available in eighths to rate up or down to PAR rate		

RATE BUYDOWN	
MOVEMENT TO:	POINTS / RATE ADD
Add to Rate	3:1
*Not all tiers are available to every loan	
Available in eighths to rate up or down to PAR rate	
Maximum buy down is 1%	

ADJUSTMENTS	RATE	NOTES
Golden State Special	-0.250%	Applicable to California transactions, subject to applicable floor rates -0.250%
Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	Apply for all LTVs or All TX50(a)(6) & TX50(f)(2) Loans
Second Home	0.500%	Refer to Matrix
Short-term Rental	0.375%	INV Prop Rentd short term/Nightly basis, Max 75% Purch/70% Refi LTV/CLTV
Adult Care Facility	0.375%	INV Prop Adult Care Facility: Max 75% Purchase / 70% Refi. Minimum 600 FICO
Investor Prop (NOO)	0.250%	Refer to Matrix
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)
WVOE / 1099 Only / P&L Programs	0.375%	Refer to general information on page 2
1 Year Self-Employed Program	0.250%	Min 650 FICO. Max 80% Purchase Rate and Term, Max 65% Cash Out
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BB, Max 80% LTV / CLTV Max \$3M Loan Amount
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 12-Mths Reserves, Additional Guidelines
Housing 1x30 in prior 12 months	--	Price as 675 FICO
Housing 0x60 in prior 12 months	--	Price as 625 FICO
Housing 0x90 in prior 12 months	--	Price as 575 FICO
BK/FC < 3 years	--	Price as 675 FICO
BK/FC ≥ 1 and < 2 years	--	Price as 575 FICO
SS/DIL/Modification < 2 years	--	Price as 675 FICO
SS/DIL/Modification <1 year	--	Price as 625 FICO
Non Permanent Resident Alien	0.375%	-5% LTV/CLTV (max CLTV per tier). Max 80% LTV/CLTV - \$1M Max Loan Amt. Unexpired Visa & EAD required

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ADJUSTMENTS	RATE	NOTES
< \$150,000	0.375%	
≥ \$750k to ≤ \$2.0M	-0.500%	Subject to applicable Floor Rates
> \$1,000,000	--	
> \$1,500,000	--	Max Cash-in-Hand >65% LTV is \$500,000
> \$2,000,000	0.125%	Max Cash-in-Hand >65% LTV is \$500,000
> \$3,000,000	0.375%	Max Cash-in-Hand >65% LTV is \$500,000
\$4.001M - \$10.000M	TBD	Call your Account Executive
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	--	Max 85% LTV/CLTV
3-4 Unit Property	-0.125%	Max 85% 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
Manufactured Homes	--	Purch 70% & Refi 65% Max LTV/CLTV
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 (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
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 on second page
Impound Waiver	0.250%	Note Waiver restrictions on second page
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	
US Business Entity - \$495 (Requires Personal Guarantee, Additional Guidelies Apply)		

*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.

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

Trust Review Fee - \$395

Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization.
*Applied at Closing - Not Applicable for Entities, which require ACH.



NON PRIME WHOLESALE - PROGRAM LTV AND LOAN AMOUNT MATRIX

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS								
FICO	Owner Occupied - Full Doc / Bank Statements (12 or 24 months)				2nd Home/Investment - Full Doc/Bank Statements (12 or 24 months)			
	≤\$1.500MM	≤\$2.000MM	≤\$3.000MM	≤\$4.000MM	≤\$1.500MM	≤\$2.000MM	≤\$3.000MM	
Purchase	≥ 750	90%	85%	75%	65%	80%	75%	65%
	≥ 725	90%	85%	75%	65%	80%	75%	65%
	≥ 700	90%	85%	75%	65%	80%	75%	65%
	≥ 675	85%	80%	75%	-	80%	75%	-
	≥ 650	80%	75%	75%	-	75%	70%	-
	≥ 625	75%	70%	-	-	75%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
Rate/Term Refinance	≥ 750	80%	75%	70%	65%	80%	75%	65%
	≥ 725	80%	75%	70%	65%	80%	75%	65%
	≥ 700	80%	75%	70%	65%	75%	70%	65%
	≥ 675	75%	75%	70%	-	75%	70%	-
	≥ 650	70%	70%	70%	-	70%	65%	-
	≥ 625	70%	65%	-	-	70%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
Cash-Out Refinance	≥ 750	80%	75%	70%	65%	75%	75%	65%
	≥ 725	80%	75%	70%	65%	75%	75%	65%
	≥ 700	80%	75%	70%	65%	75%	70%	65%
	≥ 675	75%	70%	65%	-	75%	70%	-
	≥ 650	70%	65%	65%	-	70%	65%	-
	≥ 625	70%	65%	-	-	70%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS								
INCOME DOCUMENTATION						LOAN AMOUNTS		
Full Doc = W2 + Pay Stubs / Wage Earner or 1040's + P&L / Self-Employed or Commission						\$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50)		
Alt Doc = 12 or 24 Personal or Business Bank Stmt's / SE Only						Loan Amounts >\$4.0M are considered by Sr Mgmt on a case-by-case		
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only); Max LTV / CLTV 75% / 70% for Purchase / Refi respectively						Loan Amounts >\$2.0M Require Senior Management Approval		
WVOE = 2-year history required, \$1M Max Loan Amt. Min loan amt \$150k. - Primary Residences Only						Loan Amounts >\$1.5M requires two (2) Appraisals		
1099 Only = Self Employed Only - all occupancy types allowed						PROPERTY TYPES		
P&L Programs = 2-year P&L statement required prepared by third party						SFR / Condos / Townhouse / 2-4 Units		
MAXIMUM DEBT-TO-INCOME RATIO						Non-Warrantable Condos - Reference Lender Guidelines		
50% Back End						RATE LOCK POLICY		
LOAN TERMS						Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.		
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed						REQUEST TO WAIVE IMPOUNDS		
All Loans require impounding for Taxes & Insurance						Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M		
INTEREST ONLY (IO)						FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)		
Consumer IO Loans qualify at max rate at first fully Amortized pymt						Must be 0x30 over last 24-months for housing payment(s)		
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)						Not available for Section 35 Loans		
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-year term)						STATES		
INDEX & ADJUSTMENT CAPS						AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY.		
Floored at Start Rate / 1-Year CMT						Texas - Additional Guidelines Apply: TX50(a)(6) & TX50(f)(2) transactions		
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap						Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$301,022; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1 Million		
OCCUPANCY								
Primary / Second Home / Investment (INV)								
RESERVE REQUIREMENT								
None for ≤ 75% LTV, 6 Months for > 75% LTV, 12 Months > 85% LTV								

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