

Acra Lending - Loan Credit Grid & Rates

1/13/2023

3-DSCR (1-4 units) Long Term Loan Credit Box								
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
≤ 50% LTV	7.375%	7.500%	7.625%	7.999%	8.250%	8.500%	9.125%	9.625%
≤ 60% LTV	7.375%	7.500%	7.625%	7.999%	8.375%	8.875%	9.625%	10.125%
≤ 65% LTV	7.500%	7.625%	7.750%	8.250%	8.500%	9.125%	9.875%	10.250%
≤ 70% LTV	7.625%	7.750%	7.875%	8.375%	8.625%	9.250%		
≤ 75% LTV	7.999%	8.125%	8.375%	8.750%	9.375%	9.500%		
≤ 80% LTV	8.625%	8.750%	8.875%	9.125%				
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
BK/FC	> 3 Years	> 3 Years	> 3 Years	> 2 Years	> 2 Years	> 2 Years	> 2 Years	> 1 Year
SS/DIL	> 2 Years	> 2 Years	> 2 Years	> 1 Year	> 1 Year	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	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%	Apply for all LTVs
3 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1
4 Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650
5 ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV
6 Non Permanent 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-Months Reserves, Additional Guidelines
9 < \$150,000	0.375%	
10 > \$750k TO < \$2.0M	-0.500%	Subject to applicable Floor Rates
11 > \$1.5M < \$2.0M	--	Minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000
12 > \$2.0M < \$3.0M	0.125%	Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be >1.1:1.0
13 Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
14 Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV - must have > 1.0 DSCR
15 2 Unit Property	--	
16 3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
17 DSCR: ≥0.90 TO <1.00	0.625%	-10% LTV / CLTV (max CLTV per tier)
18 DSCR: ≥0.80 TO <0.90	1.000%	-15% LTV / CLTV (max CLTV per tier)
19 Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
20 Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO
21 Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, Min 650 FICO, Minimum 1:1 DSCR
22 Manufactured Homes	--	Purch 70% & Refi 65% Max LTV/CLTV
23 5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
24 5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
25 3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
26 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
27 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
28 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
29 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
30 CEMA Transaction	0.250%	
31 Impound Waiver	0.250%	Note waiver restrictions on second page