



PRICING TABLE - 30-Year Fixed Term

Note Rate	30-Day Lock	45-Day Lock	60-Day Lock
2.375%	97.418	97.324	97.199
2.500%	97.979	97.885	97.760
2.625%	98.485	98.391	98.266
2.750%	98.934	98.840	98.715
2.875%	99.454	99.360	99.235
3.000%	99.907	99.813	99.688
3.125%	100.309	100.215	100.090
3.250%	100.608	100.514	100.389
3.375%	100.927	100.833	100.708
3.500%	101.197	101.103	100.978
3.625%	101.396	101.302	101.177
3.750%	101.618	101.525	101.400
3.875%	101.782	101.688	101.563
4.000%	101.886	101.792	101.667
4.125%	101.982	101.889	101.764
4.250%	102.088	101.995	101.870
4.375%	102.222	102.128	102.003
4.500%	102.401	102.307	102.182
Lock Expiration:	09/23/2021	10/08/2021	10/23/2021
Maximum Pricing: 101.750%			
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 CORRESPONDENT RESIDENTIAL RATE SHEET & MATRIX

Dated: 08/24/2021

08:30 AM (Pac)

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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
		Cash Out Refinance	\$1,000,000	80%	80%	680
			\$1,500,000	75%	75%	700
	Second Home	Purchase / Rate Term Refinance	\$1,000,000	80%	80%	680
			\$1,500,000	75%	75%	
SFD, PUD	Second Home	Cash Out Refinance	\$1,500,000	70%	70%	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
			\$1,500,000	70%	70%	
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 - \$995

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

CONTACT YOUR LOCAL CORRESPONDENT BUSINESS DEVELOPMENT OFFICER

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Rates and programs are subject to change without notice.

Acra Lending is a DBA of Citadel Servicing Corporation.

Acra Lending is an Equal Housing Lender and is committed to doing business in accordance with Federal Fair Lending Laws.

National Mortgage Licensing System and Registry ID 144549

GENERAL INFORMATION

Loan Amount:

Minimum loan amount is \$1 greater than the Conforming Limit.

Income / Employment:

Full income documentation only. Must meet Appendix Q.

Max DTI Ratio: 43.0% ≤ 85% or 40.0% >85% LTV.

IRS Form 4506-T Required prior to closing.

Credit Report:

Tri-merged credit report. Alternative credit not permitted.

No mortgage late payments, including subordinate liens, in prior 6 months (to date of loan application).

No more that one 30-day mortgage late payment (no rolling), including subordinate liens, in prior 24 months (to date of loan app).

Minimum Credit Depth:

- Three (3) trade lines from traditional credit sources that reported for 24 months or more
- One (1) must be open and active for the last 12 months

Derogatory / Adverse Credit

None in the past seven (7) years:

- Bankruptcy, Foreclosure, Deed-in-Lieu of Foreclosure

None in the past four (4) years:

- Short Sale, Pre-foreclosure sale, and Loan Modification

Reserve Requirements

- 6 months PITIA required for: Primary Residence
- 9 months PITIA required for: Primary Residence with > 80% LTV / CLTV > 85%
- 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
- For each additional financed property owned add 6 months PITIA reserves for each property

Maximum Cash Out

\$500,000 for ≤ 50% LTV / CLTV / HCLTV

\$350,000 for > 50% LTV / CLTV / HCLTV

Occupancy Limitation

Second homes are not permitted on 2-4 unit properties.

Appraisal

For loans amounts ≤ \$1.5M – One (1) Full Appraisal;
greater than \$1.5M – Two (2) Full Appraisals

Refinance of Properties Previously Listed For Sale

Ineligible if listed for sale in last six (6) months

Rate Lock Policy

Reference separate policy for full details.

States

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
Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi

Additional Guidelines Apply.

