

## HIGHLIGHTS

- 1-4 unit properties
- 80% Max LTV/CLTV – Purchase
- 75% Max LTV/CLTV – Refinance
- Loan amounts from \$100K - \$1M
- 50% DTI
- FTHB without verifiable rent history = 70% Max LTV + 43% DTI
- Gift Funds – no seasoning:
  - Wire funds directly to title / settlement company from donor's account listed on gift letter no later than 7 days prior to close
  - Funds to close – 60 days bank statements, sourced and seasoned

## REQUIREMENTS

- 2-year work history
- Owner Occupied
  - **Wage Earner:** WVOE with most recent 2 months bank statements showing employment deposit
  - **Self-Employed:** 12 months bank statements (personal or business)
- Non-Owner Occupied
  - **DSCR:** Lease agreement on subject property with most recent 2 months bank statements showing rental deposits
- Government issued valid ID
- Copy of ITIN assignment document
- FICO – use mid primary wage earner or lower of two
- Impounds of taxes & insurance
- **Not Required:** W2s, Paystubs, or 1040s

## THE INDUSTRY'S LEADING PRIVATE MORTGAGE LENDER

*Note: Fraud analysis to be performed on all Acra loans. Subject to UW review and program changes*

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