

## Acra Lending - Loan Credit Grid & Rates

10/13/2022

4- MULTI-FAMILY (5-24) Long Term Loan Credit Box						
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625
Floor by Tier	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%
≤ 50% LTV	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%
≤ 60% LTV	8.250%	8.500%	8.625%	8.875%	9.250%	9.625%
≤ 65% LTV	8.375%	8.625%	8.875%	9.125%	9.500%	9.750%
≤ 70% LTV	8.625%	8.875%	9.125%	9.375%	9.750%	0.000%
Max LTVs						
Purch / RT Refi	70%	70%	70%	70%	70%	65%
CO Refinance	65%	65%	65%	65%	65%	65%
CLTV	70%	70%	70%	70%	70%	65%

4- Multi-Family (5-24) Long Term Loan Eligibility Rules			
ADJUSTMENTS	RATE	FEE	NOTES
1 Cash-Out Refinance	0.375%	--	1.25 DSCR Minimum
2 Interest Only	0.250%	--	≥ \$500k; < 70% LTV; >1.25 DSCR; 5-year period
3 DSCR, ≥ 1.75	-0.500%	--	Purchase transactions only
4 DSCR, 1.10 - 1.24	0.250%	--	Max 70% LTV
5 DSCR, 1.00 - 1.09	0.500%	--	Max 65% LTV, Minimum BB tier
6 Non-Recourse	0.250%	--	Additional Guidelines Apply and Documentation Required
7 <\$500,000	0.250%	--	
8 Foreign National	0.500%	--	Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum
9 Short-Term Rentals	0.500%	--	-5% LTV
10 Student Housing	0.375%	--	> 20% Student Units; >1.2 DSCR; >12-mo. Leases
11 5-Year Prepay (5x5)	--	--	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
12 3-Year Prepay (3x5)	0.250%	--	5 / 5 / 5 Prepayment Penalty
13 NY Transactions	0.375%	--	
14 CEMA Transactions	0.250%	--	CEMA fees paid by Borrower at closing
15 Buy Out Prepay	--	2.0%	Subject to Senior Management Approval
16 Entity Redraw	--	\$ 795.00	If entity changes & loan docs required to be redrawn
17 Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction			
18 General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or +15 Units			
19 30 Year Amortization & Term			
20 Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort			
21 Entities Only			
22 Guarantors:	Total Net Worth of ≥50% of requested loan amount.		
	Minimum 6-Months P&I in Reserve		
23 Non-Course:	> 750 FICO / < 70% LTV requires 24 months of reserves		
	\$250,000 - \$3.0M (Round Down Loan Amount to \$50 increments)		
24 Credit:	Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales		
	Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months.		
25 ACH For for Payments			
26 Business Entities require ACH - Lender Credit is not applicable.			

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