

Note Rate	Price
13.500	108.500
13.375	108.375
13.250	108.250
13.125	108.125
12.999	108.000
12.875	107.875
12.750	107.750
12.625	107.625
12.500	107.500
12.375	107.375
12.250	107.250
12.125	107.125
11.999	107.000
11.875	106.875
11.750	106.750
11.625	106.625
11.500	106.500
11.375	106.375
11.250	106.250
11.125	106.125
10.999	106.000
10.875	105.750
10.750	105.500
10.625	105.250
10.500	105.000
10.375	104.750
10.250	104.500
10.125	104.250
9.999	104.000
9.875	103.750
9.750	103.500
9.625	103.250
9.500	103.000
9.375	102.750
9.250	102.500
9.125	102.250
8.999	102.000
8.875	101.750
8.750	101.500
8.625	101.250
8.500	101.000
8.375	100.750
8.250	100.500
8.125	100.250
7.999	100.000
7.999	99.750
7.875	99.500
7.875	99.250
7.750	99.000
7.750	98.750
7.625	98.500
7.625	98.250
7.500	98.000
7.500	97.750
7.375	97.500
7.375	97.250
7.250	97.000

FICO	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	Margin	<div><div><div></div></div><div>Acra Lending</div><div>www.acralending.com</div></div>
≥750	0.000	-0.250	-0.250	-0.500	-0.750	-1.000	-3.500	-5.000	3.000	
725 - 749	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250	-4.000	-6.000	3.250	
700 - 724	-0.250	-0.500	-0.500	-0.750	-1.000	-1.750	-4.750	-6.000	3.500	
675 - 699	-0.500	-0.750	-1.000	-1.250	-1.500	-2.250	-5.500		3.750	
650 - 674	-1.250	-1.750	-2.000	-2.250	-2.750	-4.000			4.000	
625 - 649	-2.500	-3.250	-3.750	-4.000	-4.500				4.250	
600 - 624	-2.750	-3.750	-4.000						4.250	
575 - 599	-4.250	-5.250	-6.000						5.000	
GENERAL INFORMATION										
Program Terms										Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Apply for all cash out eligible LTVs and All TX50(a)(6) & TX50(f)(2) Loans
Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000				Refer to Matrix on Page 2
Short-term Rental	-1.250	-1.250	-1.250	-1.250						Max 70% Purch/65% Refi LTV/CLTV
Adult Care Facility	-2.000	-2.000	-2.000							Max 65% Purchase/60% Refi. Minimum 650 FICO
Alt Doc - Bk Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		<600 FICO Borrower's total liabilities must decrease in total month obligations: 24mos 0*30 housing history
ATR-in-Full	-1.000	-1.000	-1.000	-1.000	-1.000					Minimum score 600 (or Asset Depletion as additional source)
WVOE / 1099 Only / P&L programs	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				Refer to general information on page 2
1 Year Self-Employed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Min 650 FICO. Max 80% Purchase Rate and Term, Max 65% Cash Out
1 Score / No Score	-0.750	-0.750	-0.750							Max 65% LTV/CLTV: Full Doc: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier
Interest Only (5-yr)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500		30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Interest Only (5-yr)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750		30-Term, Min Loan ≥\$250K, Minimum 650 credit score, Available on 30-Year Fixed
Interest Only (10-yr)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				Fixed Rate 40-Term, Min Loan ≥\$250K, minimum 650 score, Max 80% LTV / CLTV Max \$3M Loan Amount
FB Taken ≤6 Mth	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				12-Months Reserves, Additional Guidelines Max 75% Purchase / 65% refinance LTV
Housing 1x30 in prior 12 mths	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				
Housing 0x60 in prior 12 mths	-2.500	-2.500	-2.500	-2.500	-2.500					
Housing 0x90 in prior 12 mths	-4.750	-6.000	-6.750							
BK/FC ≥ 2 to < 3 years	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				
BK/FC ≥ 1 year to < 2 years	-4.750	-6.000	-6.750							
SS/DIL/Mod ≥1 year to < 2 years	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				
SS/DIL/Modification <1 year	-2.500	-2.500	-2.500	-2.500	-2.500					
Non Permanent Resident Alien	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			Max 80% Purchase / 75% Refinance LTV/CLTV - \$1M Max Loan Amt. Unexpired Visa & EAD required
ITIN	-1.500	-1.750	-1.750	-2.000	-2.000	-2.500				Max \$1MM Loan Amount. 700+ FICO, Max LTV/CLTV is 80% Purchase, Rate/Term, 75% Cash out refinance. 650-699 FICO, Max 70% LTV (Purch; Rate/term, Cash out)
< \$200,000	-1.000	-1.000	-1.000	-1.000	-1.000					Max LTV/CLTV 75% Purch / 70% Refi
≥ \$750k to ≤ \$2.0M	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		Subject to applicable Floor Rates
> \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
> \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000				See matrix page 2 for LTV/CLTV, Primary min 600 FICO, Investor min 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000
> \$2,000,000	-0.250	-0.250	-0.250	-0.250						See matrix page 2 for LTV/CLTV, Primary min 600 FICO, Investor min 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000
> \$3,000,000	-0.750	-0.750	-0.750							Primary Only, 65% Max LTV/CLTV, minimum 700. See matrix page 2 for LTV/CLTV
\$4.001M - \$10.000M	CALL YOUR ACCOUNT EXECUTIVE									
Non Warr Condo	-1.000	-1.000	-1.000	-1.000	-1.000					Max 75% LTV/CLTV
Condotel	-1.500	-1.500	-1.500	-1.500						Purch 75% & Refi 65% Max LTV/CLTV (If PUDtel, Price as Condotel in Pricer)
2 Unit Property	0.000	0.000	0.000	0.000	0.000	0.000	0.000			Max 85% LTV/CLTV
3-4 Unit Property	0.250	0.250	0.250	0.250	0.250	0.250	0.250			Max 85% LTV/CLTV, Subject to applicable Floor Rates
Rural Property	-1.250	-1.250	-1.250	-1.250						Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
Manufactured Homes	-1.000	-1.000	-1.000	-1.000						Purch 70% & Refi 65% Max LTV/CLTV
Decling Value Properties	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		-5% LTV/CLTV from Max shown on page 2
Impound Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Note Waiver restrictions on second page
Minimum Interest Rate	Minimum Price: 98.00, Maximum Price 103.00									

Dated: 11/06/2023 V1



NON PRIME WHOLESALE - PROGRAM LTV AND LOAN AMOUNT MATRIX

		FICO	Owner Occupied - Full Doc / Bank Statements (12 or 24 months)				2nd Home/Investment - Full Doc/Bank Statements (12 or 24 months)		
			≤\$1.500MM LTV/CLTV	≤\$2.000MM LTV/CLTV	≤\$3.000MM LTV/CLTV	≤\$4.000MM LTV/CLTV	≤\$1.500MM LTV/CLTV	≤\$2.000MM LTV/CLTV	≤\$3.000MM LTV/CLTV
Purchase	≥ 750	90%	85%	80%	65%	80%	75%	65%	
	≥ 725	90%	85%	80%	65%	80%	75%	65%	
	≥ 700	90%	85%	80%	65%	80%	75%	65%	
	≥ 675	85%	80%	80%	-	80%	75%	-	
	≥ 650	80%	75%	75%	-	75%	70%	-	
	≥ 625	75%	70%	-	-	75%	-	-	
	≥ 600	65%	65%	-	-	65%	-	-	
	≥ 575	65%	-	-	-	65%	-	-	
Rate/Term Refinance	≥ 750	85%	80%	70%	65%	80%	75%	65%	
	≥ 725	85%	80%	70%	65%	80%	75%	65%	
	≥ 700	85%	80%	70%	65%	75%	70%	65%	
	≥ 675	80%	75%	70%	-	75%	70%	-	
	≥ 650	75%	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 = 1 or 2 yr W2 + Pay Stubs / Wage Earner or 1040's + P&L / SE or Commission						\$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50)			
Alt Doc = 12 or 24 Personal or Business Bank Stmtns / 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 for Refinance > \$1.5M requires two (2) Appraisals			
						Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals			
WVOE = 2-year history required, \$1M Max Loan Amt. Min loan amt \$150k. - Primary Residences Only						PROPERTY TYPES			
1099 Only = Self Employed Only - all occupancy types allowed						SFR / Condos / Townhouse / 2-4 Units			
						Non-Warrantable Condos - Reference Lender Guidelines			
P&L Programs = 2-year P&L statement required prepared by third party						RATE LOCK POLICY			
						Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.			
MAXIMUM DEBT-TO-INCOME RATIO						REQUEST TO WAIVE IMPOUNDS			
50% Back End						Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M			
LOAN TERMS						FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)			
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed						Must be 0x30 over last 24-months for housing payment(s)			
All Loans require impounding for Taxes & Insurance						Not available for Section 35 Loans			
INTEREST ONLY (IO)						STATES			
Consumer IO Loans qualify at max rate at first fully Amortized pymt						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, NM, NV, OH, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY			
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)									
IO Loan is 10-Yr IO Pymt & 30-Yrs Fuly Amortized (40-year term)									
INDEX & ADJUSTMENT CAPS						Texas - Additional Guidelines Apply: TX50(a)(6) & TX50(f)(2) transactions			
Floored at Start Rate / 1-Year CMT						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			
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap									
OCCUPANCY									
Primary / Second Home									
RESERVE REQUIREMENT									
None for ≤ 75% LTV, 6 Months for > 75% LTV, 12 Months > 85% LTV									

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