



GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650
Floor by Tier	7.500%	7.625%	7.750%	7.875%	8.375%
≤ 50% LTV	7.500%	7.625%	7.750%	7.875%	8.375%
≤ 60% LTV	7.625%	7.750%	7.875%	7.999%	8.625%
≤ 65% LTV	7.750%	7.750%	7.875%	8.125%	8.750%
≤ 70% LTV	7.875%	7.875%	7.999%	8.125%	8.875%
≤ 75% LTV	7.999%	8.125%	8.250%		
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"
Purchase	75%	75%	75%	70%	70%
Refinance: RT / CO	75%	75%	75%	70%	70%
CLTV**	75%	75%	75%	70%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Margin	3.000%	3.250%	3.500%	3.750%	4.000%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year

Delivery Fee - \$995 per unit

Vist our Correspondent Portal for all Underwriting, Pricing, and Lock Policies at:

www.acralending.com/correspondent

For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. 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

ITIN - Residential Rate Sheet

ADJUSTMENTS

Description	Rate	Note
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Available with 12- or 24-months of statements
ATR-in-Full	0.500%	Asset Depletion as additional source
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
Housing 1x30 in last 12 m	-	Price as 675 FICO
BK/FC 2-3 years	-	Price as 675 FICO
SS/DIL/Modification 1-2 y	-	Price as 675 FICO
< \$150,000	0.375%	
> \$750k to < \$1M	-0.250%	subject to applicable Floor Rates
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Note PPP restrictions to right
Impound Waiver	0.250%	Note Waiver restrictions to right
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

Base Purchase Price: 101.000, Max Purchase Price: 102.000
Rate Floor is lowest shown rate per Credit Tier or 98.0% Purchase Price
Buydown is 3:1 Ratio, Buyup is 2:1 Ratio

Dated: 08/19/2022

Last Revised: 08/19/2022

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
Income Documentation Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 70% Pur / 65% Refi (Max LTV 70%)
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance
Interest Only (IO) IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)
Maximum Debt-to-Income Ratio 50% Back End
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Occupancy Primary / Second Home / Investment (INV)
Reserve Requirement None for ≤ 75% LTV, 6 Months for > 75%
Loan Amounts \$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
Property Types SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines
Rate Lock Policy Reference separate policy for full details. Rate locks for 45-day period from Lock Date.
Request to Waive Impounds Available on LTV / CLTV ≤70%, Loan Amounts ≤\$1.0M Minimum FICO: 700 Must be 0x30 over last 24-months for housing payment(s) Not available for Foreign National Product
ACH Form for Payments Business Entities require ACH - Lender Credit is not applicable.