



ITIN - RESIDENTIAL RATE SHEET

ITIN (Max Loan Amount \$1,000,000)					
Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650
	AAA	AA	A	BBB	BB
≤ 50% LTV	7.999%	8.125%	8.125%	8.250%	8.875%
≤ 60% LTV	8.250%	8.250%	8.250%	8.375%	9.250%
≤ 65% LTV	8.250%	8.250%	8.375%	8.500%	9.375%
≤ 70% LTV	8.375%	8.375%	8.375%	8.500%	9.500%
≤ 75% LTV	8.500%	8.500%	8.625%		
≤ 80% LTV	8.625%	8.625%	8.750%		
Margin	3.000%	3.250%	3.500%	3.750%	4.000%

LENDER PAID COMPENSATION		
Movement to:	POINTS / RATE ADD	Payable to:
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.
		Primary or 2nd: Max 3.0 Pts
		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP
Available in eighths to rate up or down to PAR rate		

RATE BUYDOWN	
MOVEMENT TO:	POINTS / RATE ADD
Add to Rate	3:1
*Not all tiers are available to every loan	
Available in eighths to rate up or down to PAR rate	
Maximum buy down is 1%	

*Broker Origination Points and Fees are limited to the lesser of: (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.
Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization. *Applied at Closing - Not Applicable for Entities, which require ACH.
Administration / UW / Commitment Fee - \$1,295
Trust Review Fee - \$395
US Business Entity - \$495 <small>(Requires Personal Guarantee, Additional Guidelines Apply)</small>

ADJUSTMENTS	RATE	NOTES
Golden State Special	-0.250%	Applicable to California transactions, subject to applicable floor rates -0.250%
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	Max 75% LTV/CLTV
Second Home	0.500%	
Investor Prop (NOO)	0.250%	Same LTV as Owner Occupied
Alt Doc - Bk Stmt	-	Available with 12- or 24-months of statements
ATR-in-Full	0.500%	Asset Depletion as additional source
1099 Only / P&L Programs	0.375%	
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 (max CLTV per tier), 12-Months Reserves, Additional Guidelines
Housing 1x30 in last 12 months	-	Price as 675 FICO
BK/FC 2-3 years	-	Price as 675 FICO
SS/DIL/Modification 1-2 years	-	Price as 675 FICO
< \$200,000	0.500%	Max LTV/CLTV 75% Purch / 70% Refi
≥ \$750k to ≤ \$1M	-0.250%	subject to applicable Floor Rates
Non Warr Condo	0.500%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier, per purpose)
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
Manufactured Homes	0.500%	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
Declining Value Properties	--	-5% LTV/CLTV
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	OCCUPANCY
Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements	Primary / Second Home / Investment (INV)
Alt Doc = 12 or 24 Personal or Business Bank Stmt	LOAN AMOUNTS
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 70% Pur / 65% Refi (Max LTV 70%)	\$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
MAXIMUM DEBT-TO-INCOME RATIO	PROPERTY TYPES
50% Back End	SFR / Condos / Townhouse / 2-4 Units
LOAN TERMS	Non-Warrantable Condos - Reference Lender Guidelines
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	RATE LOCK POLICY
All Loans require impounding for Taxes & Insurance	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
INTEREST ONLY (I/O)	REQUEST TO WAIVE IMPOUNDS
Consumer IO Loans qualify at max rate at first fully Amortized pymt	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)
INDEX & ADJUSTMENT CAPS	Must be 0x30 over last 24-months for housing payment(s)
Floored at Start Rate / 1-Year CMT	Not available for Section 35 Loans
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	RESERVE REQUIREMENT
	None for ≤ 75% LTV, 6 Months for > 75% LTV

Loan Amounts >\$1M - Call your Account Executive

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