



BUSINESS PURPOSE / DSCR - RESIDENTIAL RATE SHEET

Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
	AAA	AA	A	BBB	BB	B+	B	CCC
≤ 50% LTV	7.999%	8.125%	8.250%	8.625%	8.875%	9.125%	9.750%	10.250%
≤ 60% LTV	7.999%	8.125%	8.250%	8.625%	8.999%	9.500%	10.250%	10.750%
≤ 65% LTV	8.125%	8.250%	8.375%	8.875%	9.125%	9.750%	10.500%	10.875%
≤ 70% LTV	8.250%	8.375%	8.500%	8.999%	9.250%	9.875%		
≤ 75% LTV	8.625%	8.750%	8.999%	9.375%	9.999%	10.125%		
≤ 80% LTV	9.250%	9.375%	9.500%	9.750%				
CLTV	Refer to Page 2							
Max Mtg Late (12-Mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 60	0 x 90
Bankruptcy / Foreclsource	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Short Sales / Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

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%	Apply for all LTVs
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Minimum credit score 650, Available on 5/1 or 7/1
Interest Only (10-yr)	0.500%	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum credit score 650
ITIN	0.500%	\$1M Max Loan Amount - refer to ITIN matrix for Max LTV/CLTV
Non Permanent Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purch / 65% Refi, Price at 700 FICO
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV from Max shown on page 2. 12-Months Reserves, Additional Guidelines
< \$200,000	0.500%	Max LTV/CLTV 75% Purch / 70% Refi
≥ \$750k TO ≤ \$2.0M	-0.500%	Subject to applicable Floor Rates
≥ \$1.5M ≤ \$2.0M	--	Minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000
≥ \$2.0M ≤ \$3.0M	0.125%	Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be ≥1.1:1.0
Non Warr Condo	0.500%	-5% from Max shown on page 2 - must have > 1.0 DSCR
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV - must have ≥ 1.0 DSCR
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
DSCR: ≥0.90 TO <1.00	0.625%	-10% LTV / CLTV (Max CLTV per tier)
DSCR: ≥0.80 TO <0.90	1.000%	-15% LTV / CLTV (Max CLTV per tier)
Short-Term Rentals	0.625%	INV Prop Rented short term / nightly basis, Max 70% Purch / 65% Refi LTV/CLTV
Adult Care Facility	1.000%	Max 65% Purchase / 60% Refi. LTV/CLTV. Minimum 650 FICO
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k Max loan amount, Min 650 FICO, Minimum 1:1 DSCR
Manufactured Homes	0.500%	Purch 70% & Refi 65% Max LTV/CLTV
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
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
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 on second page
CEMA Transaction	0.250%	
Impound Waiver	0.250%	Note waiver restrictions on second page
Declining Value Properties	--	-5% LTV/CLTV from Max shown on page 2

LENDER PAID COMPENSATION		
MOVEMENT TO:	POINTS / RATE	PAYABLE TO:
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.
*Not all tiers are available to every loan		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP
		Must qualify at B tier or higher
Available in eighths to rate up or down to PAR rate		

RATE BUYDOWN		
MOVEMENT TO:	POINTS / RATE	PAYABLE TO:
Add to Rate	3:1	Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program.
*Not all tiers are available to every loan		
Available in eighths to rate up or down to PAR rate		
Maximum buy down is 1%		

Loan Amounts >\$2M - Call your Account Executive

\*Broker Origination Points and Fees are limited to the lesser of:  
(a) 4.0% of the loan amount and  
(b) the maximum allowable by Federal & State High Cost thresholds.

Administration / UW / Commitment Fee - \$1,295

Trust Review Fee - \$395

Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization.  
\*Applied at Closing - Not Applicable for Entities, which require ACH.

US Business Entity - \$495

Minimum Interest Rate - Floor rate is limited to lowest rate for each credit tier

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**



BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

	FICO	≤\$1.500MM LTV/CLTV	≤\$1.501 - \$2.000MM LTV/CLTV	\$2.001MM - \$3.000MM LTV/CLTV
Purchase	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	80%	75%	65%
	≥ 675	80%	75%	-
	≥ 650	75%	70%	-
	≥ 625	75%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
Rate/Term Refinance	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
Cash-Out Refinance	≥ 750	75%	75%	65%
	≥ 725	75%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
				Must have a minimum of DSCR of 1.1:1.0

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS	
<b>INCOME DOCUMENTATION</b>	<b>RATE LOCK POLICY</b>
Minimum DSCR is ≥0.80 : 1.00  DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based.  Foreign Nationals = Qualify and Price on DSCR	Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval
<b>LOAN TERMS</b>	<b>REQUEST TO WAIVE IMPOUNDS</b>
30-Yr Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed  All Loans require impounding for Taxes & Insurance	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
<b>INTEREST ONLY (IO)</b>	Minimum FICO: 700
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-Yr) OR IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr)	Must be 0x30 over last 24-months for housing payment(s)
<b>INDEX &amp; ADJUSTMENT CAPS</b>	Not available for Foreign National Product
Floored at Start Rate / 1 -Year CMT  2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap	<b>STATES</b>
<b>LOAN AMOUNTS</b>	<b>Licensed Brokers Only:</b> AZ, CA, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA
\$100,000 Min. to \$3,000,000 Max. (Round-down to \$50)  Loan Amounts >\$3.0M are considered by Sr Mgmt on a case-by-case.  Loan Amounts >\$1.5M requires two (2) Appraisals	<b>Licensed &amp; Unlicensed Brokers:</b> AL, AR, CO, CT, DE, DC, FL, HI, IL, IN, IA, KS, KY, LA, ME, MD, MA, MS, MO, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WV, WI, WY
<b>PROPERTY TYPES</b>	<b>Prepayment Penalties:</b> 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
SFR / Condos / Townhouse / 2-4 Units  Non-Warrantable Condos - Reference Lender Guidelines	<b>OCCUPANCY</b>
	Investment (INV)
	<b>ACH FORM FOR PAYMENTS</b>
	Business Entities require ACH - Lender Credit is not applicable

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