

Acra Lending Business Purpose Long Term Loans- Credit Grids & Loan Pricing

9/29/2023



3-DSCR (1-4 units) Long Term Loan Credit Box								
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
≤ 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 Matrix							
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
BK/FC	≥ 3 Yrs	≥ 3 Yrs	≥ 3 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 1 Yr
SS/DIL	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 1 Yr	≥ 1 Yr	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

Note: Rates based loan funding at par. See Acra Account Exec. regarding lender paid compensation.

3-DSCR (1-4 units) Long Term Loan - LTV & Loan Amount Matrix					
	FICO	>\$1.5 mm - >\$2.0 mm-			
		≤\$1.5 mm LTV/CLTV	\$2.0 mm LTV/CLTV	\$3.0 mm 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%	-	-	
Rate/Term Refinance	≥ 575	65%	-	-	
	≥ 750	80%	75%	65%	
	≥ 725	80%	75%	65%	
	≥ 700	75%	70%	65%	
	≥ 675	75%	70%	-	
	≥ 650	70%	65%	-	
	≥ 625	70%	-	-	
Cash-Out Refinance	≥ 600	65%	-	-	
	≥ 575	65%	-	-	
	≥ 750	75%	75%	65%	
	≥ 725	75%	75%	65%	
	≥ 700	75%	70%	65%	
	≥ 675	75%	70%	-	
	≥ 650	70%	65%	-	

3- DSCR (1-4 units) Long Term Loan Eligibility Rules & Pricing Adjustments		
ADJUSTMENTS	RATE	NOTES
1 Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
2 Cash-Out Refinance	0.250%	Apply for all LTVs
3 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1
4 Interest Only (5-yr)	0.375%	30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 30-Year Fixed
5 Interest Only (10-yr)	0.500%	Fixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650
6 ITIN	0.500%	\$1M max Loan Amount - refer to ITIN matrix for max LTV/CLTV
7 Non Perm. Res Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.
8 Foreign Nationals	0.375%	NOO-Max 75% Purch/70% Refi, If LTV>70% Purch, >65% Refi, DSCR≥1.2 req'd. Price at 700 FICO
9 FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV from max, 12-Months Reserves, Additional Guidelines
10 < \$200,000	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
11 ≥ \$750k TO < \$1.5M	-0.500%	Subject to applicable Floor Rates
12 ≥ \$1.5M ≤ \$2.0M	--	Minimum 650 FICO; Max Cash-in-Hand >65% LTV is \$500,000
13 > \$2.0M ≤ \$3.0M	0.125%	Min. 700 FICO. Max Cash-in-Hand >65% LTV is \$500K; DSCR for all must be >= 1.10
14 Non Warr Condo	0.500%	-5% LTV/CLTV from Max; Must have >1.0 DSCR
15 Condotel / PUDtel	0.750%	Purch 75% & Refi 65% Max LTV/CLTV; Must have >= 1.0 DSCR
16 2 Unit Property	--	
17 3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
18 DSCR: ≥0.80 TO <1.00	0.625%	Purch 70% & Refi 65% Max LTV/CLTV
19 No Ratio DSCR	1.000%	Purch 65% & Refi 55% Max LTV/CLTV; Minimum 650 FICO
20 1 Score / No Score	0.375%	Max 65% LTV/CLTV; DSCR ≥ 1.1: 0x30x24; 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier
21 Short-Term Rentals	0.625%	INV Prop Rented short term / nightly basis, Purch 70% & Refi 65% Max LTV/CLTV
22 Adult Care Facility	1.000%	Purch 65% & Refi 60% Max LTV/CLTV; Minimum 650 FICO
23 Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV; \$750k Max Loan Amt; ≥ 650 FICO; Min. 1.0 DSCR
24 Manufactured Homes	0.500%	Purch 70% & Refi 65% Max LTV/CLTV
25 5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
26 5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
27 3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
28 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
29 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
30 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
31 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
32 CEMA Transaction	0.250%	
33 Impound Waiver	0.250%	Note waiver restrictions on second page
34 Declining Value	--	-5% LTV/CLTV from max