



ITIN / NON PERMANENT RESIDENT ALIEN - RESIDENTIAL RATE SHEET

ITIN (Max Loan Amount \$1,000,000)								
Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
	AAA	AA	A	BBB	BB	B+	B	CCC
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%
≤ 50% LTV	7.250%	7.375%	7.500%	7.625%	8.125%	8.625%	9.125%	9.500%
≤ 60% LTV	7.375%	7.500%	7.625%	7.750%	8.375%	8.875%	9.500%	10.125%
≤ 65% LTV	7.500%	7.500%	7.625%	7.875%	8.500%	9.125%	9.875%	10.500%
≤ 70% LTV	7.625%	7.625%	7.750%	7.875%	8.625%	9.250%	9.999%	10.625%
≤ 75% LTV	7.625%	7.750%	7.875%	7.999%	8.750%	9.625%	10.250%	
≤ 80% LTV	7.750%	7.875%	7.999%	8.375%	9.125%			

LENDER PAID COMPENSTION			RATE BUYDOWN	
Movement to:	RATE ADD / POINTS	Payable to:	MOVEMENT TO:	RATE ADD / POINTS
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.	Add to Rate	3:1
*Not all tiers are available to every loan - minimum 600 FICO		Primary or 2nd: Max 2.5 Pts	*Not all tiers are available to every loan	
		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP		
Available in eighths to rate up or down to PAR rate				

*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
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	Apply for LTVs >70%
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Max LTV 75% - please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Minimum score 600 (Available with 12- or 24-months of statements)
ATR-in-Full	0.500%	Minimum score 600 (or 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 months	-	Price as 675 FICO
Housing 0x60 in last 12 months	-	Price as 625 FICO
Housing 0x90 in last 12 months	-	Price as 575 FICO
BK/FC <3 years	-	Price as 675 FICO
BK/FC < 2 years	-	Price as 625 FICO
BK/FC< 12 mos (settled)	-	Price as 575 FICO
SS/DIL/Modification < 2 years	-	Price as 675 FICO
SS/DIL/Modification <1 year (settled)	-	Price as 625 FICO
< \$150,000	0.375%	
≥ \$750k to ≤ \$1M	-0.0025	subject to applicable Floor Rates
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.0075	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Max 80% OO & 75% NOO LTV/CLTV, 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	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	

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 / SE Only	RESERVE REQUIREMENT
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 75% Pur / 70% Refi (Max LTV 75%); Max LTV / CLTV 75% / 70% for Purchase / Refi respectively	None for ≤ 75% LTV, 6 Months for > 75%, & 12 Months for > 85%
MAXIMUM DEBT-TO-INCOME RATIO	LOAN AMOUNTS
50% Back End	\$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
LOAN TERMS	PROPERTY TYPES
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	SFR / Condos / Townhouse / 2-4 Units
All Loans require impounding for Taxes & Insurance	Non-Warrantable Condos - Reference Lender Guidelines
INTEREST ONLY (I/O)	RATE LOCK POLICY
Consumer IO Loans qualify at max rate at first fully Amortized pymt	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	REQUEST TO WAIVE IMPOUNDS
INDEX & ADJUSTMENT CAPS	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
Floored at Start Rate / 1-Year CMT	FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	Must be 0x30 over last 24-months for housing payment(s)
	Not available for Section 35 Loans

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

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