



THREE-MONTH BANK STATEMENT WHOLESALE - RESIDENTIAL RATE SHEET

Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675
	AAA	AA	A	BBB
Margin	3.000%	3.250%	3.500%	3.750%
≤ 50% LTV	7.125%	7.250%	7.375%	7.500%
≤ 60% LTV	7.250%	7.375%	7.500%	7.750%
≤ 65% LTV	7.375%	7.375%	7.625%	7.999%
≤ 70% LTV	7.625%	7.625%	7.875%	8.125%
≤ 75% LTV	7.750%	7.875%	7.999%	
CLTV	75%	75%	75%	70%
Mortgage Late(s)	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Mortgage FB or Defer	≥ 18 Months	≥ 18 Months	≥ 18 Months	≥ 18 Months
Bankruptcy, Foreclosure, Short Sale / Deed in Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Adverse Accounts	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years

LENDER PAID COMPENSTION		
MOVEMENT TO:	RATE ADD / POINTS	PAYABLE TO:
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.
*Not all tiers are available to every loan		Primary Residence only: Max 2.5 Pts
Available in eighths to rate up or down to PAR rate		

RATE BUYDOWN		
MOVEMENT TO:	RATE ADD / POINTS	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		

*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

ADJUSTMENTS	RATE	NOTES
Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	LTV ≤ 65%
	0.375%	LTV > 65%
Personal Bank Statements	-	
Business Bank Statements	0.250%	
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, All Grades , Avail on 5/1 or 7/1 ARMs
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BBB, Max 80% LTV/CLTV
No Mortgage History	0.250%	Maximum 60% LTV/CLTV, No Recent Mortgage Rating
First Time Home Buyer	0.500%	-5% LTV/CLTV, Minimum 24-Month Rental History
< \$250,000	0.500%	
≥ \$750k to \$1.5M	-0.250%	Subject to applicable Floor Rates
≥ \$1,000,000	-	Max Cash-in-Hand >60% LTV is \$500,000
> \$1,500,000	0.375%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% Purch & R/T, -10% C/O, All Grades Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	-5% LTV/CLTV
Impound Waiver	0.250%	Note restrictions to right
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS	
THREE-MONTH BANK STATEMENT PROGRAM	
Maximum Qualifying Income based on Average Deposits	
Self Employed Borrowers Only / No NSF's / Positive Balances	
U.S. Residents Only	
CREDIT DEPTH	
Min three accounts ≥3 years & Mortgage ≥2 years	
"Recent" Mortgage is within 120 days of Application	
"Adverse Accounts" include charge offs, collections, tax liens, or judgments	
MAXIMUM DEBT-TO-INCOME RATIO	
50% DTI for ≤65% LTV or 43% DTI for >65% LTV	
RESERVES	
Purch/R&T: 6 Months or CO Refi: 12 Months	
Cash-in-Hand can contribute to Reserves	
INTEREST ONLY (IO)	
IO Loans must qualify at max rate at first fully Amortized pymt	
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term) OR	
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-year term)	
SEASONING	
Mortgage FB or Defer ≥ 18 Mths	
Mortgage Late(s) / adverse Accounts ≥ 2 Years	
Bankruptcy / Foreclosure / Short Sale / Deed-in Lieu ≥ 5 years	
LOAN TERMS	
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	
All Loans require impounding for Taxes & Insurance	
INDEX & ADJUSTMENTS CAPS	
Floored at Start Rate / 1-Year CMT	
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	
OCCUPANCY	
Primary Residence Only	
LOAN AMOUNTS	
\$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50)	
Loan Amounts >\$1.0M Require Senior Management Approval	
Loan Amounts Greater than \$1.5M require Two (2) Appraisals	
PROPERTY TYPES	
SFR / Condos / Townhouse - Property Condition Good	
RATE LOCK POLICY	
Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.	
REQUEST TO WAIVE IMPOUNDS	
Available on Loan Amounts ≤\$1.5M with Minimum 675 FICO	
Must be 0x30 over last 24-months for housing payment(s)	
Not available for Section 35 Loans	
STATES	
AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY - Texas: Purch & R/T	

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