



# THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 02/07/2022

## GENERAL INFORMATION

| Credit Tier             | "AAA"     | "AA"      | "A"       | "BBB"     |
|-------------------------|-----------|-----------|-----------|-----------|
| Min FICO                | ≥ 750     | ≥ 725     | ≥ 700     | ≥ 675     |
| Floor by Tier           | 4.750%    | 4.750%    | 4.750%    | 4.875%    |
| ≤ 50% LTV               | 4.750%    | 4.750%    | 4.750%    | 4.875%    |
| ≤ 60% LTV               | 4.750%    | 4.875%    | 5.000%    | 5.000%    |
| ≤ 65% LTV               | 4.750%    | 4.875%    | 5.000%    | 5.125%    |
| ≤ 70% LTV               | 4.875%    | 5.125%    | 5.249%    | 5.500%    |
| ≤ 75% LTV               | 5.125%    | 5.375%    | 5.500%    |           |
| Margin                  | 3.000%    | 3.250%    | 3.500%    | 3.750%    |
| Max Mtg Late (24-mth)   | 0 x 30    | 0 x 30    | 0 x 30    | 0 x 30    |
| Max LTVs                | "AAA"     | "AA"      | "A"       | "BBB"     |
| Purchase                | 75%       | 75%       | 75%       | 70%       |
| Rate/Term Refi          | 70%       | 70%       | 70%       | 70%       |
| Cash Out Refi           | 70%       | 70%       | 70%       | 65%       |
| CLTV                    | 75%       | 75%       | 75%       | 70%       |
| Seasoning               | "AAA"     | "AA"      | "A"       | "BBB"     |
| Mortgage Late(s)        | ≥ 2 Years | ≥ 2 Years | ≥ 2 Years | ≥ 2 Years |
| Mortgage FB or Defer    | ≥ 18 Mths | ≥ 18 Mths | ≥ 18 Mths | ≥ 18 Mths |
| Bankruptcy              | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years |
| Foreclosure             | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years |
| Short Sale/Deed-in Lieu | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years | ≥ 5 Years |
| Adverse Accounts        | ≥ 2 Years | ≥ 2 Years | ≥ 2 Years | ≥ 2 Years |

## ADJUSTMENTS

| Description           | Rate   | Note  |
|-----------------------|--------|---|
| 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 Stmt    | --     |   |
| Business Bank Stmt    | 0.250% |   |
| Interest Only (5-yr)  | 0.250% | 30-Term, Min Loan ≥\$250K, All Grades, Avail on 5/1 or 7/1 ARMs |
| 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% |   |
| ≥ \$ 1,000,000        | 0.250% | 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.                                     |

**\*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 UW Fee for Completed ACH.  
\*Applied at Closing**

## LENDER PAID COMPENSATION OPTIONS:

| Movement to:   | RATE ADD | POINTS | Payable to:   |
|--|----------|--------|---|
|  |          | 2:1    |   |
| Add to Rate<br>*Not all tiers are available to every loan. | 1.250%   | 2.500% | Lender Paid Points (LPC) to Broker or as Borrower Credit.<br>Max 2.5 Pts. |
|  | 1.125%   | 2.250% |   |
|  | 1.000%   | 2.000% |   |
|  | 0.875%   | 1.750% |   |
|  | 0.750%   | 1.500% |   |
|  | 0.625%   | 1.250% |   |
|  | 0.500%   | 1.000% |   |
|  | 0.375%   | 0.750% |   |
|  | 0.250%   | 0.500% |   |
|  | 0.125%   | 0.250% |   |
| PAR RATE   | -        | -      | -   |

Available in eighths to rate up or down to PAR rate.

## RATE BUYDOWN OPTIONS:

| Movement to:  | RATE ADD | POINTS | Payable to:  |
|---|----------|--------|--|
|   |          | 3:1    |  |
| PAR RATE  | -        | -      | -  |
| Discount to Rate<br>*Not all tiers are available to every loan. | -0.125%  | 0.375% | Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program. |
|   | -0.250%  | 0.750% |  |
|   | -0.375%  | 1.125% |  |
|   | -0.500%  | 1.500% |  |
|   | -0.625%  | 1.875% |  |
|   | -0.750%  | 2.250% |  |
|   | -0.875%  | 2.625% |  |

Available in eighths to rate up or down to PAR rate.

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

## GENERAL INFORMATION

|  |
|--|
| <b>NO FEDERAL OR STATE HIGH COST LOANS</b>   |
| <b>THREE-MONTH BANK STATEMENT PROGRAM</b><br>Maximum Qualifying Income based on Average Deposits<br>Self Employed Borrowers Only / No NSF's / Positive Balances<br>U.S. Residents Only                         |
| <b>Credit Depth:</b><br>Min three accounts ≥3 years & Mortgage ≥2 years<br>"Recent" Mortgage is within 120 days of Application<br>"Adverse Accounts" include charge offs, collections, tax liens, or judgments |
| <b>Maximum Debt-to-Income Ratio</b><br>50% DTI for ≤65% LTV or 43% DTI for >65% LTV  |
| <b>Reserves</b><br>Purch/R&T: 6 Months or CO Refi: 12 Months<br>Cash-in-Hand can contribute to Reserves  |
| <b>Loan Terms</b><br>30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed<br>All Loans require impounding for Taxes & Insurance   |
| <b>Interest Only (IO)</b><br>IO Loans must qualify at max rate at first fully Amortized pymt<br>IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)  |
| <b>Index &amp; Adjustment Caps</b><br>Floored at Start Rate / 1-Year CMT<br>2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap  |
| <b>Occupancy</b><br>Primary Residence Only   |
| <b>Loan Amounts</b><br>\$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50)<br>Loan Amounts >\$1.0M Require Senior Management Approval<br>Loan Amounts Greater than \$1.5M require Two (2) Appraisals |
| <b>Property Types</b><br>SFR / Condos / Townhouse - Property Condition Good  |
| <b>Rate Lock Policy</b><br>Reference separate policy for full details. Rate locks for 45-day period with Conditional Loan Approval and extension for Closing.  |
| <b>Request to Waive Impounds</b><br>Available on Loan Amounts ≤\$1.5M with Minimum 675 FICO<br>Must be 0x30 over last 24-months for housing payment(s)<br>Not available for Section 35 Loans                   |
| <b>States</b><br>AL, AR, AZ, CA, CO, CT, 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<br>Texas: Purch & R/T                |

NMLS ID #144549

