

5/25/2023

3-DSCR (1-4 units) Long Term Loan Credit Box								
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
≤ 50% LTV	7.375%	7.500%	7.625%	7.999%	8.250%	8.500%	9.125%	9.625%
≤ 60% LTV	7.375%	7.500%	7.625%	7.999%	8.375%	8.875%	9.625%	10.125%
≤ 65% LTV	7.500%	7.625%	7.750%	8.250%	8.500%	9.125%	9.875%	10.250%
≤ 70% LTV	7.625%	7.750%	7.875%	8.375%	8.625%	9.250%		
≤ 75% LTV	7.999%	8.125%	8.375%	8.750%	9.375%	9.500%		
≤ 80% LTV	8.625%	8.750%	8.875%	9.125%				
CLTV	See Matrix	0%	0%	0%	0%	0%	0%	0%
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 Years	> 3 Years	> 3 Years	> 2 Years	> 2 Years	> 2 Years	> 2 Years	> 1 Year
SS/DIL	> 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%

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

3- DSCR (1-4 units) Long Term Loan Eligibility Rules			
ADJUSTMENTS	RATE	NOTES	
1 Golden State Special	-0.250%	Applicable to California transactions, subject to applicable floor rates -.25%	
2 Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing	
3 Cash-Out Refinance	0.250%	Apply for all LTVs	
4 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1	
5 Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650	
6 ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV	
7 Non Permanent Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.	
8 Foreign Nationals	0.375%	Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO	
9 FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 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	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)	
15 Condotel / PUDtel	0.750%	Purch 70% & 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: ≥0.90 TO <1.00	0.625%	-10% LTV / CLTV (max CLTV per tier)	
19 DSCR: ≥0.80 TO <0.90	1.000%	-15% LTV / CLTV (max CLTV per tier)	
20 Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV	
21 Adult Care Facility	0.750%	Max 70% Purchase / 65% Refi. LTV/CLTV. Minimum 650 FICO	
22 Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, > 650 FICO, Min. 1.00 DSCR	
23 Manufactured Homes	0.375%	Purch 70% & Refi 65% Max LTV/CLTV	
24 5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty	
25 5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty	
26 3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty	
27 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty	
28 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty	
29 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty	
30 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page	
31 CEMA Transaction	0.250%		
32 Impound Waiver	0.250%	Note waiver restrictions on second page	
33 Declining Value Properties	--	-5% LTV/CLTV from max shown on page 2	

3-DSCR (1-4 units) Long Term Loan - LTV & Loan Amount Matrix					
			≤ 1.5 mm	≤ 1.5 mm-	\$2.0 mm-
		FICO	LTV/CLTV	\$2.0 mm	\$3.0 mm
			LTV/CLTV	LTV/CLTV	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%	-	-