



NON PRIME WHOLESALE RESIDENTIAL
BUSINESS PURPOSE / DSCR RATE SHEET & MATRIX

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B+"	"B"	"CCC"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
Floor by Tier	3.999%	4.250%	4.375%	4.500%	4.625%	4.999%	5.750%	6.250%
≤ 50% LTV	3.999%	4.250%	4.375%	4.500%	4.625%	4.999%	5.750%	6.250%
≤ 60% LTV	4.250%	4.500%	4.625%	4.750%	4.875%	5.250%	6.375%	6.875%
≤ 65% LTV	4.375%	4.625%	4.750%	4.875%	4.999%	5.500%	6.625%	7.125%
≤ 70% LTV	4.500%	4.750%	4.875%	4.999%	5.125%	5.625%	6.999%	7.500%
≤ 75% LTV	4.625%	4.875%	4.999%	5.250%	5.500%	6.250%	7.250%	
≤ 80% LTV	4.750%	4.999%	5.125%	5.375%	5.750%			
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B+"	"B"	"CCC"
Purchase	80%	80%	80%	80%	80%	75%	75%	70%
Refinance: RT / CO	80% / 75%	80% / 75%	80% / 75%	75%	75%	70%	70%	65%
CLTV**	80%	80%	80%	80%	80%	75%	75%	70%
DSCR minimum is (i) 1.0 : 1.0 for (a) LTVs >70% or (b) "B"/"CCC" Grades (all LTVs), or (ii) must have 12-months reserves for negative cashflow, if applicable.								

Credit Tier	"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%
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
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"	"B+"	"B"	"CCC"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled	Settled
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled	Settled
** CLTV +5% for LTV -5%, Can not exceed 80% MAX CLTV, Max Adjustment is 5% CLTV Increase								

*Broker Origination Points and Fees are limited to the lesser of:
(a) 4.0% of the loan amount and
(b) the maximum allowable by Federal & State High Cost thresholds.

Administration / Underwriting / Commitment Fee - \$1,295
Trust Review Fee - \$395

Acra Lender Credit of \$250 off of UW Fee for Completed ACH.
*Applied at Closing - Not Applicable for Entities

LENDER PAID COMPENSATION OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
	2:1	2:1	
Add to Rate *Not all tiers are available to every loan.	1.500%	3.000%	Lender Paid Points (LPC) to Broker or as Borrower Credit.
	1.375%	2.750%	
	1.250%	2.500%	
	1.125%	2.250%	
	1.000%	2.000%	
	0.875%	1.750%	Investor: Max 3.0 Pts & requires ≥2-Yr PPP.
	0.750%	1.500%	
	0.625%	1.250%	
	0.500%	1.000%	
	0.375%	0.750%	
PAR RATE	-	-	Must qualify as "B" Tier or higher.
	0.250%	0.500%	
PAR RATE	-	-	Available in eighths to rate up or down to PAR rate.
	0.125%	0.250%	

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%	Apply for LTVs > 70%
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Grades AAA to BB, Avail on 5/1 or 7/1
ITIN	0.500%	Purch - 5% & Refi -10% LTV/CLTV, \$1M max loan Amt
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purchase / 65% Refinance, Price as "A" Grade
Business LLC Borrower	0.250%	Loan to US Business Entity requires Personal Guarantee, Additional Guidelines
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
< \$ 150,000	0.375%	
> \$ 1,000,000	--	
> \$ 1,500,000	0.125%	-5% LTV/CLTV, minimum "BB"
		Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	Purch - 5% & Refi -10% LTV/CLTV
Condotel / PUDtel	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
2-4 Unit Property	0.375%	
DSCR <1.0	0.375%	-5% LTV/CLTV
Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi. Minimum "B" .
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min "BB" Grade
5-Year Prepay	--	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	Max 85% LTV/CLTV
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Required for MN, NJ, & VT
Impound Waiver	0.250%	Note restrictions to right.

RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
	2:1	3:1	
PAR RATE	-	-	-
Discount to Rate *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.			

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GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS	
Income Documentation DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based. Foreign Nationals = Qualify and Price on DSCR	
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance	
Interest Only (IO) IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	
Occupancy Investment (INV)	
Reserve Requirement None for ≤ 75% LTV, 6 Months for > 75%	
Loan Amounts \$100,000 Minimum to \$2,000,000 Maximum (Round-down to \$50) Loan Amounts >\$1.5M requires two (2) Appraisals	
Property Types SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines	
Rate Lock Policy Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.	
Request to Waive Impounds Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M Minimum FICO: 700 Must be 0x30 over last 24-months for housing payment(s) Not available for Foreign National Product	
States AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, 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 Prepayment Penalties not allowed in MN, NJ, & VT	
ACH Form for Payments Business Entities require ACH - Lender Credit is not applicable.	

