



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	6.250%	6.250%	6.250%	6.375%	6.500%	6.999%	7.500%	7.875%
≤ 50% LTV	6.250%	6.250%	6.250%	6.375%	6.500%	6.999%	7.500%	7.875%
≤ 60% LTV	6.250%	6.375%	6.375%	6.375%	6.750%	7.250%	7.875%	8.500%
≤ 65% LTV	6.250%	6.375%	6.375%	6.375%	6.500%	6.875%	7.500%	8.875%
≤ 70% LTV	6.250%	6.375%	6.375%	6.375%	6.500%	6.999%	7.625%	8.999%
≤ 75% LTV	6.250%	6.375%	6.500%	6.625%	7.125%	7.999%	8.625%	
≤ 80% LTV	6.375%	6.500%	6.625%	6.750%	7.500%			
≤ 85% LTV	6.625%	7.125%	7.250%	7.625%	8.375%			
≤ 90% LTV	7.250%	7.750%	7.999%					
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B+"	"B"	"CCC"
Purchase (Primary)	90%	90%	90%	85%	85%	75%	75%	70%
Refi: RT / CO (Primary)	85% / 80%	85% / 80%	80%	80% / 75%	75%	75% / 70%	70%	70%
CLTV** (Primary)	90%	90%	90%	85%	85%	75%	75%	70%
Purchase (2nd / Inv)	80%	80%	80%	80%	80%	75%	75%	70%
Refi: RT / CO (2nd / Inv)	80% / 75%	80% / 75%	80% / 75%	75%	75%	70%	70%	65%
CLTV** (2nd / Inv)	80%	80%	80%	80%	80%	75%	75%	70%

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								

LENDER PAID COMPENSATION OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
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%	Primary or 2nd: Max 2.5 Pts.
	0.750%	1.500%	Investor: Max 3.0 Pts & requires ≥2-Yr PPP.
	0.625%	1.250%	
	0.500%	1.000%	Must qualify as "B" Tier or higher.
	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.			

Admin / Commitment /
UW Fee - \$1,295

*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.

Trust
Review
Fee -
\$395

Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization.
*Applied at Closing - Not Applicable for Entities, which require ACH.

NON PRIME WHOLESALE
RESIDENTIAL RATE SHEET & MATRIX

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%
Second Home	0.500%	
Investor Prop (NOO)	0.500%	
Alt Doc - Bk Stmt	--	Credit Grades AAA to B (Available with 12- or 24-months of statements)
ATR-in-Full	0.500%	Credit Grades AAA to B (or Asset Depletion as additional source)
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Grades AAA to BB, Avail on 5/1 or 7/1
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BB, Max 80% LTV / CLTV Max \$3.0M Loan Amount
ITIN	0.500%	Purch -5% & Refi -10% LTV/CLTV (Max 80% LTV/CLTV), \$1M max loan Amt
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%	
≥ \$750k to ≤\$1.5M	-0.250%	Subject to applicable Floor Rates
> \$ 1,000,000	--	Max 85%
> \$ 1,500,000	--	-5% LTV/CLTV, Primary minimum "B", Investor minimum "BB" Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.125%	Primary Only, -10% LTV/CLTV (max 75%), minimum "BB" Max Cash-in-Hand >60% LTV is \$500,000
> \$ 3,000,000	0.375%	Primary Only, 65% Max LTV/CLTV, minimum "A" Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
2 Unit Property	--	Max 85% LTV/CLTV
3-4 Unit Property	-0.125%	Max 85% LTV/CLTV, Subject to applicable Floor Rates
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min "BB" Grade
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.

RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
		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.			

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS	
Income Documentation Full Doc = W2 + Pay Stubs / Wage Earner or 1040's + P&L / Self-Employed or Commission Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) Max LTV / CLTV 75% / 70% for Purchase / Refi respectively	
Maximum Debt-to-Income Ratio 50% Back End	
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance >85% LTV requires (i) Full Doc or Bk Stats & (ii) 12-months Reserves	
Interest Only (IO) Consumer IO Loans 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)	
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	
Occupancy Primary / Second Home / Investment (INV)	
Reserve Requirement None for ≤ 75% LTV, 6 Months for > 75%, & 12 Months for > 85%	
Loan Amounts \$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50) Loan Amounts >\$2.0M Require Senior Management Approval 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 45-day period from Submission Date with Conditional Loan Approval.	
Request to Waive Impounds Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M FICO minimum: 675 (Primary) and 700 (2nd Home / Investor) 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 - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi Prepayment Penalties not allowed and must be Bought Out in KS, MI, NJ (if to an Individual), PA (if to an Individual on 1-2 Unit Dwelling, & <\$278,250), RI (if a Purchase Transaction), & VT (if ≤\$1.0M)	

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