

3/20/2023

**1-SFR (1-4 units) Bridge Loan Credit Box**

| FICO | FN   | Heavy<br>Rehab | Experience | Rate<br>Range |        | PURCHASE |       |       |       | REFINANCE        |       |       |
|------|------|----------------|------------|---------------|--------|----------|-------|-------|-------|------------------|-------|-------|
|      |      |                |            |               |        | No Rehab | Rehab |       |       | Rehab & No Rehab |       |       |
|      |      |                |            |               |        |          | LTV   | LTV   | ARV   | LTC              | LTV   | ARV   |
| 850  | -10% | NA             | 0 5        | 12.000        | 13.000 | 65.0%    | 65.0% | 60.0% | 80.0% | 65.0%            | 60.0% | 80.0% |
| to   | -10% | -5%            | 6 10       | 11.000        | 12.000 | 80.0%    | 85.0% | 65.0% | 85.0% | 70.0%            | 65.0% | 85.0% |
| 740  | -10% | -2.5%          | > 10       | 10.000        | 10.999 | 80.0%    | 85.0% | 65.0% | 85.0% | 75.0%            | 65.0% | 85.0% |
| 739  | -10% | NA             | 0 5        | 12.000        | 13.000 | 65.0%    | 65.0% | 60.0% | 80.0% | 65.0%            | 60.0% | 80.0% |
| to   | -10% | -5%            | 6 10       | 11.000        | 12.000 | 80.0%    | 85.0% | 65.0% | 85.0% | 70.0%            | 65.0% | 85.0% |
| 680  | -10% | -2.5%          | > 10       | 10.000        | 10.999 | 80.0%    | 85.0% | 65.0% | 85.0% | 75.0%            | 65.0% | 85.0% |
| 679  | -10% | NA             | 0 5        | 12.000        | 13.000 | 65.0%    | 65.0% | 60.0% | 75.0% | 60.0%            | 60.0% | 75.0% |
| to   | -10% | -5%            | 6 10       | 11.000        | 12.000 | 75.0%    | 80.0% | 60.0% | 80.0% | 65.0%            | 60.0% | 80.0% |
| 650  | -10% | -2.5%          | > 10       | 10.000        | 10.999 | 75.0%    | 80.0% | 60.0% | 80.0% | 70.0%            | 60.0% | 80.0% |
| 649  | -10% | NA             | 0 5        | 12.000        | 13.000 | 65.0%    | 65.0% | 55.0% | 70.0% | 55.0%            | 55.0% | 70.0% |
| to   | -10% | -5%            | 6 10       | 11.000        | 12.000 | 70.0%    | 75.0% | 55.0% | 75.0% | 60.0%            | 55.0% | 75.0% |
| 600  | -10% | -2.5%          | > 10       | 10.000        | 10.999 | 70.0%    | 75.0% | 55.0% | 75.0% | 65.0%            | 55.0% | 75.0% |

**1-SFR (1-4) Bridge Loan Eligibility Rules**

|           |                           |    |           |               |
|-----------|---------------------------|----|-----------|---------------|
| <b>1</b>  | Loan Amount               | <= | 3,000,000 |               |
| <b>2a</b> | LTV                       | <= | 85.0%     |               |
| <b>2b</b> | ARV                       | <= | 75.0%     |               |
| <b>2c</b> | LTC                       | <= | 85.0%     |               |
| <b>3</b>  | Cashout                   | <= | 70%       | <= 1,000,000  |
| <b>4</b>  | Realtor Experience        | >= | 1         |               |
| <b>5</b>  | GC Experience             | >= | 1         |               |
| <b>6</b>  | 0-5 Experience            | <= | 50%       | As is Value   |
| <b>7</b>  | Heavy Rehab               | >= | 50%       | As is Value   |
| <b>8</b>  | Refi: Incomplete Projects |    | -10.0%    | LTV, ARV, LTC |

**1-SFR (1-4) Bridge Minimum Points**

| Purchase & Refinance |            |    |            |
|----------------------|------------|----|------------|
| FICO                 | Experience |    | Min Points |
| <b>850</b>           | 0          | 5  | 3.00%      |
| <b>to</b>            | 6          | 10 | 1.25%      |
| <b>740</b>           | >          | 11 | 1.00%      |
| <b>739</b>           | 0          | 5  | 3.00%      |
| <b>to</b>            | 6          | 10 | 1.25%      |
| <b>680</b>           | >          | 11 | 1.00%      |
| <b>679</b>           | 0          | 5  | 3.00%      |
| <b>to</b>            | 6          | 10 | 1.25%      |
| <b>650</b>           | >          | 11 | 1.00%      |
| <b>649</b>           | 0          | 5  | 3.00%      |
| <b>to</b>            | 6          | 10 | 1.25%      |
| <b>600</b>           | >          | 11 | 1.00%      |

Note: 0 - 5 experience tiers require 6 months of payment reserves on all transaction types, 6 and greater experience tiers require 6 months payment reserves on refinance transactions only.

3/20/2023

| 2-MULTI-FAMILY (5-29 units) Bridge Loan Credit Box |      |             |            |            |        |          |       |       |       |                  |       |       |       |
|--|------|-------------|------------|------------|--------|----------|-------|-------|-------|------------------|-------|-------|-------|
| FICO   | FN   | Heavy Rehab | Experience | Rate Range |        | PURCHASE |       |       |       | REFINANCE        |       |       |       |
|  |      |             |            |            |        | No Rehab | Rehab |       |       | Rehab & No Rehab |       |       |       |
|  |      |             |            |            |        |          | LTV   | LTV   | ARV   | LTC              | LTV   | ARV   | LTC   |
| 850  | -10% | NA          | 0          | 5          | 12.000 | 13.000   | 65.0% | 65.0% | 60.0% | 80.0%            | 60.0% | 60.0% | 80.0% |
| to   | -10% | -5%         | 6          | 10         | 11.000 | 12.000   | 80.0% | 75.0% | 65.0% | 85.0%            | 65.0% | 65.0% | 85.0% |
| 740  | -10% | -2.5%       | >          | 10         | 10.000 | 10.999   | 80.0% | 80.0% | 65.0% | 85.0%            | 75.0% | 65.0% | 85.0% |
| 739  | -10% | NA          | 0          | 5          | 12.000 | 13.000   | 65.0% | 65.0% | 60.0% | 80.0%            | 60.0% | 60.0% | 80.0% |
| to   | -10% | -5%         | 6          | 10         | 11.000 | 12.000   | 80.0% | 75.0% | 65.0% | 85.0%            | 65.0% | 65.0% | 85.0% |
| 680  | -10% | -2.5%       | >          | 10         | 10.000 | 10.999   | 80.0% | 80.0% | 65.0% | 85.0%            | 75.0% | 65.0% | 85.0% |
| 679  | -10% | NA          | 0          | 5          | 12.000 | 13.000   | 65.0% | 65.0% | 60.0% | 75.0%            | 55.0% | 60.0% | 75.0% |
| to   | -10% | -5%         | 6          | 10         | 11.000 | 12.000   | 75.0% | 70.0% | 60.0% | 80.0%            | 60.0% | 60.0% | 80.0% |
| 650  | -10% | -2.5%       | >          | 10         | 10.000 | 10.999   | 75.0% | 75.0% | 60.0% | 80.0%            | 70.0% | 60.0% | 80.0% |
| 649  | -10% | NA          | 0          | 5          | 12.000 | 13.000   | 65.0% | 65.0% | 55.0% | 70.0%            | 50.0% | 55.0% | 70.0% |
| to   | -10% | -5%         | 6          | 10         | 11.000 | 12.000   | 70.0% | 65.0% | 55.0% | 75.0%            | 55.0% | 55.0% | 75.0% |
| 600  | -10% | -2.5%       | >          | 10         | 10.000 | 10.999   | 70.0% | 70.0% | 55.0% | 75.0%            | 65.0% | 55.0% | 75.0% |

| 2-Multi-Family (5-29) Bridge Loan Eligibility Rules |   |    |          |              |
|---|---|----|----------|--------------|
| 1   | Loan Amount   | >= | 250,000  | <= 3,000,000 |
| 2   | Cashout   | <= | 70.0%    | <= 1,000,000 |
| 3   | 6-10 Experience   | <= | 15 Units |              |
| 4   | 0-2 Experience-underwriting discretion and may be allowed if: |    |          |              |
|   | a) managed by a property mananagmt company.                   |    |          |              |
|   | b) all rehab work to be completed by a licensed contractor.   |    |          |              |

Note: 0 - 5 experience tiers require 6 months of payment reserves on all transaction types, 6 and greater experience tiers require 6 months payment reserves on refinance transactions only.

| 2-MF (5-29) Bridge Minimum Points |            |    |         |
|-----------------------------------|------------|----|---------|
| Purchase & Refinance              |            |    |         |
| FICO                              | Experience |    | Min Pts |
| 850                               | 0          | 5  | 3.00%   |
| to                                | 6          | 10 | 1.25%   |
| 740                               | >          | 11 | 1.00%   |
| 739                               | 0          | 5  | 3.00%   |
| to                                | 6          | 10 | 1.25%   |
| 680                               | >          | 11 | 1.00%   |
| 679                               | 0          | 5  | 3.00%   |
| to                                | 6          | 10 | 1.25%   |
| 650                               | >          | 11 | 1.00%   |
| 649                               | 0          | 5  | 3.00%   |
| to                                | 6          | 10 | 1.25%   |
| 600                               | >          | 11 | 1.00%   |

3/20/2023

| 3-DSCR (1-4 units) Long Term Loan Credit Box |           |           |           |           |           |           |           |          |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Minimum FICO                                 | ≥ 750     | ≥ 725     | ≥ 700     | ≥ 675     | ≥ 650     | ≥ 625     | ≥ 600     | ≥ 575    |
| ≤ 50% LTV                                    | 7.625%    | 7.750%    | 7.875%    | 8.250%    | 8.500%    | 8.750%    | 9.375%    | 9.875%   |
| ≤ 60% LTV                                    | 7.625%    | 7.750%    | 7.875%    | 8.250%    | 8.625%    | 9.125%    | 9.875%    | 10.375%  |
| ≤ 65% LTV                                    | 7.750%    | 7.875%    | 7.999%    | 8.500%    | 8.750%    | 9.375%    | 10.125%   | 10.500%  |
| ≤ 70% LTV                                    | 7.875%    | 7.999%    | 8.125%    | 8.625%    | 8.875%    | 9.500%    |           |          |
| ≤ 75% LTV                                    | 8.250%    | 8.375%    | 8.625%    | 8.999%    | 9.625%    | 9.750%    |           |          |
| ≤ 80% LTV                                    | 8.875%    | 8.999%    | 9.125%    | 9.375%    |           |           |           |          |
| CLTV   | 80%       | 80%       | 80%       | 80%       | 75%       | 75%       | 65%       | 65%      |
| 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 Program Terms                                      | --      | Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing                       |
| 2 Cash-Out Refinance                                 | 0.250%  | Apply for all LTVs   |
| 3 Interest Only (5-yr)                               | 0.250%  | 30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1           |
| 4 Interest Only (10-yr)                              | 0.375%  | Fixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650                     |
| 5 ITIN   | 0.500%  | \$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV                          |
| 6 Non Permanent Resident Alien                       | 0.375%  | \$1M Max Loan Amount. Unexpired Visa and EAD required.                             |
| 7 Foreign Nationals                                  | 0.375%  | Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO                 |
| 8 FB/Mod Taken ≤6 Mth                                | 0.375%  | -10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines       |
| 9 < \$150,000  | 0.375%  |  |
| 10 > \$750k TO < \$1.5M                              | -0.500% | Subject to applicable Floor Rates  |
| 11 > \$1.5M < \$2.0M                                 | --      | Minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000                           |
| 12 > \$2.0M < \$3.0M                                 | 0.125%  | Min. 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be > 1.10 |
| 13 Non Warr Condo                                    | 0.375%  | Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)                                 |
| 14 Condotel / PUDtel                                 | 0.750%  | Purch 70% & Refi 65% Max LTV/CLTV - must have > 1.0 DSCR                           |
| 15 2 Unit Property                                   | --      |  |
| 16 3-4 Unit Property                                 | -0.125% | Subject to applicable Floor Rates  |
| 17 DSCR: ≥0.90 TO <1.00                              | 0.625%  | -10% LTV / CLTV (max CLTV per tier)  |
| 18 DSCR: ≥0.80 TO <0.90                              | 1.000%  | -15% LTV / CLTV (max CLTV per tier)  |
| 19 Short-Term Rentals                                | 0.375%  | INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV      |
| 20 Adult Care Facility                               | 0.375%  | Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO                            |
| 21 Rural Property                                    | 0.625%  | Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, > 650 FICO, Min. 1.00 DSCR |
| 22 Manufactured Homes                                | --      | Purch 70% & Refi 65% Max LTV/CLTV  |
| 23 5-Year Prepay (5x5)                               | -0.375% | All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty                                 |
| 24 5-Year Prepay (Step)                              | --      | All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty             |
| 25 3-Year Prepay (3x5)                               | --      | All INV: 5% / 5% / 5% Prepayment Penalty   |
| 26 3-Year Prepay                                     | 0.250%  | All INV: 3% / 3% / 3% Prepayment Penalty   |
| 27 2-Year Prepay                                     | 0.500%  | All INV: 3% / 3% Prepayment Penalty  |
| 28 1-Year Prepay                                     | 0.750%  | All INV: 3% Prepayment Penalty   |
| 29 Buy Out Prepay                                    | 1.50 pt | Note PPP restrictions on second page   |
| 30 CEMA Transaction                                  | 0.250%  |  |
| 31 Impound Waiver                                    | 0.250%  | Note waiver restrictions on second page  |

3/20/2023

| 4- MULTI-FAMILY (5-24) Long Term Loan Credit Box |        |        |        |        |        |        |
|--|--------|--------|--------|--------|--------|--------|
| Minimum FICO                                     | ≥ 750  | ≥ 725  | ≥ 700  | ≥ 675  | ≥ 650  | ≥ 625  |
| Floor by Tier                                    | 8.250% | 8.500% | 8.625% | 8.875% | 9.250% | 9.625% |
| ≤ 50% LTV  | 8.250% | 8.500% | 8.625% | 8.875% | 9.250% | 9.625% |
| ≤ 60% LTV  | 8.500% | 8.750% | 8.875% | 9.125% | 9.500% | 9.875% |
| ≤ 65% LTV  | 8.625% | 8.875% | 9.125% | 9.375% | 9.750% | 9.999% |
| ≤ 70% LTV  | 8.875% | 9.125% | 9.375% | 9.625% | 9.999% |        |
| Max LTVs   |        |        |        |        |        |        |
| Max LTVs   | 70%    | 70%    | 70%    | 70%    | 70%    | 65%    |
| Purch / RT Refi                                  | 70%    | 70%    | 70%    | 70%    | 70%    | 65%    |
| CO Refinance                                     | 65%    | 65%    | 65%    | 65%    | 65%    | 65%    |

Note: Acra origination points determined at time of pre-approval.

| 4- Multi-Family (5-24) Long Term Loan Eligibility Rules |  |  |           |  |
|---|--|--|-----------|--|
|   | ADJUSTMENTS  | RATE   | FEE       | NOTES  |
| 1   | Cash-Out Refinance   | 0.375%   | --        | 1.25 DSCR Minimum                                    |
| 2   | Interest Only  | 0.250%   | --        | ≥ \$500k; < 70% LTV; >1.25 DSCR; 5-year period       |
| 3   | DSCR, ≥ 1.75   | -0.500%  | --        | Purchase transactions only                           |
| 4   | DSCR, 1.10 - 1.24  | 0.250%   | --        | Max 70% LTV  |
| 5   | DSCR, 1.00 - 1.09  | 0.500%   | --        | Max 65% LTV, Minimum BB tier                         |
| 7   | <\$500,000   | 0.250%   | --        |  |
| 8   | Foreign National   | 0.500%   | --        | Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum   |
| 9   | Short-Term Rentals   | 0.500%   | --        | -5% LTV  |
| 10  | Student Housing  | 0.375%   | --        | > 20% Student Units; >1.2 DSCR; >12-mo. Leases       |
| 11  | 5-Year Prepay (5x5)  | --   | --        | All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty   |
| 12  | 3-Year Prepay (3x5)  | 0.250%   | --        | 5 / 5 / 5 Prepayment Penalty                         |
| 13  | NY Transactions  | 0.375%   | --        |  |
| 14  | CEMA Transactions  | 0.250%   | --        | CEMA fees paid by Borrower at closing                |
| 15  | Buy Out Prepay   | --   | 2.0%      | Subject to Senior Management Approval                |
| 16  | Entity Redraw  | --   | \$ 795.00 | If entity changes & loan docs required to be redrawn |
| 17  | Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction        |  |           |  |
| 18  | General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or +15 Units        |  |           |  |
| 19  | 30 Year Amortization & Term  |  |           |  |
| 20  | Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort |  |           |  |
| 21  | Entities Only  |  |           |  |
| 22  | Guarantors:  | Total Net Worth of ≥50% of requested loan amount.                                |           |  |
|   |  | Minimum 6-Months P&I in Reserve  |           |  |
| 24  | Credit:  | Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales        |           |  |
|   |  | Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months. |           |  |
| 25  | ACH For for Payments   |  |           |  |
| 26  | Business Entities require ACH - Lender Credit is not applicable.                                   |  |           |  |