



JUMBO PRIME WHOLESALE
RESIDENTIAL RATE SHEET & MATRIX

Dated: 07/01/2021
8:30:AM (Pac)
v1

PRICING TABLE - 30-Year Fixed Term

| Note Rate | 30-Day Lock | 45-Day Lock | 60-Day Lock |
|--|-------------|-------------|-------------|
| 2.375% | 96.827 | 96.733 | 96.608 |
| 2.500% | 97.435 | 97.341 | 97.216 |
| 2.625% | 97.987 | 97.893 | 97.768 |
| 2.750% | 98.449 | 98.355 | 98.230 |
| 2.875% | 98.907 | 98.813 | 98.688 |
| 3.000% | 99.337 | 99.244 | 99.119 |
| 3.125% | 99.780 | 99.686 | 99.561 |
| 3.250% | 100.119 | 100.026 | 99.901 |
| 3.375% | 100.479 | 100.385 | 100.260 |
| 3.500% | 100.758 | 100.664 | 100.539 |
| 3.625% | 100.966 | 100.872 | 100.747 |
| 3.750% | 101.186 | 101.093 | 100.968 |
| 3.875% | 101.390 | 101.296 | 101.171 |
| 4.000% | 101.535 | 101.441 | 101.316 |
| 4.125% | 101.672 | 101.578 | 101.453 |
| 4.250% | 101.818 | 101.725 | 101.600 |
| 4.375% | 101.993 | 101.899 | 101.774 |
| 4.500% | 102.212 | 102.118 | 101.993 |
| Lock Expiration: | 07/31/2021 | 08/15/2021 | 08/30/2021 |
| Maximum Pricing: 101.500% | | | |
| 15 Day Extension (max 2) at cost of: -0.125 | | | |
| Best Efforts Pricing, Pricing Locked consistent to Acra Lending Policy | | | |

FICO x CLTV PRICE ADJUSTMENTS

| | ≤ 60% | ≤ 65% | ≤ 70% | ≤ 75% | ≤ 80% | ≤ 85% | ≤ 90% |
|-------|--------|--------|--------|--------|--------|--------|--------|
| ≥ 800 | 0.450 | 0.400 | 0.350 | 0.300 | 0.200 | -0.400 | -0.750 |
| ≥ 760 | 0.350 | 0.350 | 0.250 | 0.150 | 0.000 | -0.880 | -1.250 |
| ≥ 740 | 0.300 | 0.300 | 0.100 | 0.000 | -0.300 | -1.250 | -1.750 |
| ≥ 720 | 0.150 | 0.150 | 0.000 | -0.250 | -0.600 | -1.500 | -2.000 |
| ≥ 700 | 0.000 | 0.000 | -0.200 | -0.500 | -1.000 | -1.750 | -2.500 |
| ≥ 680 | -0.100 | -0.150 | -0.350 | -0.900 | -1.400 | -2.250 | |
| ≥ 660 | -0.200 | -0.400 | -0.700 | -1.400 | -2.000 | | |

OTHER PRICE ADJUSTMENTS

| | ≤ 60% | ≤ 65% | ≤ 70% | ≤ 75% | ≤ 80% | ≤ 85% | ≤ 90% |
|---------------|--------|--------|--------|--------|--------|--------|--------|
| Self Employed | 0.000 | 0.000 | -0.050 | -0.100 | -0.150 | -0.200 | -0.250 |
| Purchase | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 |
| Cash Out Refi | -0.500 | -0.750 | -1.000 | -1.250 | -1.500 | | |
| Second Home | 0.000 | -0.125 | -0.250 | -0.375 | -0.500 | | |
| Inv Prop | -1.000 | -1.250 | -1.500 | -1.750 | | | |
| Condo | 0.000 | 0.000 | -0.100 | -0.200 | -0.300 | -0.500 | |
| Units, 2-4 | 0.000 | -0.050 | -0.100 | -0.250 | -0.500 | -0.750 | -1.000 |

PRODUCT MATRIX

| Property Type | Occupancy | Transaction | Max Loan Amount | LTV | CLTV- HCLTV | FICO |
|--------------------------------------|-------------------|--------------------------------|-----------------|-----|----------------|------|
| SFD, PUD | Primary Residence | Purchase | \$1,000,000 | 90% | 90% | 700 |
| SFD, 1-4 units, Condo, Co-op, PUD | Primary Residence | Purchase / Rate Term Refinance | \$1,000,000 | 80% | 80% | 660 |
| | | | \$1,500,000 | 85% | 85% | 680 |
| | | | \$2,500,000 | 75% | 75% | 720 |
| | | | \$3,000,000 | 70% | 70% | 740 |
| | | Cash Out Refinance | \$1,000,000 | 80% | 80% | 680 |
| | | | \$1,500,000 | 75% | 75% | 700 |
| | | | \$2,000,000 | 70% | 70% | |
| | Second Home | Purchase / Rate Term Refinance | \$1,000,000 | 80% | 80% | 680 |
| \$1,500,000 | | | 75% | 75% | | |
| SFD, PUD | Second Home | Cash Out Refinance | \$1,500,000 | 70% | 70% | 700 |
| Condo, Co-op | Second Home | Cash Out Refinance | \$1,500,000 | 60% | 60% | 720 |
| SFD, PUD, Condo | Investment Home | Purchase / Rate Term Refinance | \$1,000,000 | 75% | 75% | 700 |
| | | | \$1,500,000 | 70% | 70% | |
| Co-op | Investment Home | Purchase / Rate Term | \$1,500,000 | 60% | 60% | 720 |
| SFD, PUD | Investment Home | Cash Out Refinance | \$1,500,000 | 60% | 60% | 700 |
| Condo, Co-op | Investment Home | Cash Out Refinance | \$1,500,000 | 60% | 60% | 720 |

Administration / Underwriting / Commitment Fee - \$1,295

*Broker Origination Points and Fees are limited to the maximum allowable by Qualified Mortgage thresholds.

CONTACT YOUR LOCAL
ACCOUNT EXECUTIVE

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GENERAL INFORMATION

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| Loan Amount: |
| Minimum loan amount is \$1 greater than the Conforming Limit. |
| Income / Employment: |
| Full income documentation only. Must meet Appendix Q. Max DTI Ratio: 43.0% ≤ 85% or 40.0% >85% LTV. IRS Form 4506-T Required prior to closing. |
| Credit Report: |
| Tri-merged credit report. Alternative credit not permitted. No mortgage late payments, including subordinate liens, in prior 6 months (to date of loan application). No more that one 30-day mortgage late payment (no rolling), including subordinate liens, in prior 24 months (to date of loan app). Minimum Credit Depth: <ul style="list-style-type: none">Three (3) trade lines from traditional credit sources that reported for 24 months or moreOne (1) must be open and active for the last 12 months Derogatory / Adverse Credit None in the past seven (7) years: <ul style="list-style-type: none">Bankruptcy, Foreclosure, Deed-in-Lieu of Foreclosure None in the past four (4) years: <ul style="list-style-type: none">Short Sale, Pre-foreclosure sale, and Loan Modification |
| Reserve Requirements |
| <ul style="list-style-type: none">6 months PITIA required for: Primary Residence9 months PITIA required for: Primary Residence with > 80% LTV / CLTV > 85%12 months PITIA required for Primary Residence with > 85% LTV / CLTV > 90%, 2-4 Unit properties, Second / Vacation Homes, Investment Homes, and Loan Amount > \$1MFor each additional financed property owned add 6 months PITIA reserves for each property |
| Maximum Cash Out |
| \$500,000 for ≤ 50% LTV / CLTV / HCLTV \$350,000 for > 50% LTV / CLTV / HCLTV |
| Occupancy Limitation |
| Second homes are not permitted on 2-4 unit properties. |
| Appraisal |
| For loans amounts ≤ \$1.5M – One (1) Full Appraisal; greater than \$1.5M – Two (2) Full Appraisals |
| Refinance of Properties Previously Listed For Sale |
| Ineligible if listed for sale in last six (6) months |
| Rate Lock Policy |
| Reference separate policy for full details. |
| 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, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi |
| Additional Guidelines Apply. |

