

# Acra Lending - Loan Credit Grid & Rates

12/9/2022

3-DSCR (1-4 units) Long Term Loan Credit Box								
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
≤ 50% LTV	7.999%	8.125%	8.375%	8.500%	8.875%	9.125%	9.750%	10.250%
≤ 60% LTV	8.125%	8.250%	8.500%	8.750%	9.125%	9.500%	10.250%	10.750%
≤ 65% LTV	8.250%	8.375%	8.750%	8.999%	9.375%	9.750%	10.500%	10.875%
≤ 70% LTV	8.375%	8.625%	8.999%	9.125%	9.500%	9.875%		
≤ 75% LTV	8.625%	8.999%	9.250%	9.375%	9.875%	10.125%		
≤ 80% LTV	9.250%	9.750%	9.999%	10.375%				
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 Yrs	> 3 Yrs	> 3 Yrs	> 2 Yrs	> 2 Yrs	> 2 Yrs	> 2 Yrs	> 1 Yr
SS/DIL	> 2 Yrs	> 2 Yrs	> 2 Yrs	> 1 Yrs	> 1 Yrs	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

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%	Applies to all LTVs
3 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
4 Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650
5 ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV
6 Non Perm. 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-Mos Reserves, Additional Guidelines
9 < \$150,000	0.375%	
10 > \$750k TO < \$2.0M	-0.375%	Subject to applicable Floor Rates
11 > \$1,500,000	--	Minimum 650 FICO. Max Cash-in-Hand >60% LTV is \$500,000
12 Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
13 Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
14 2 Unit Property	--	
15 3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
16 DSCR: ≥0.90 TO <1.00	0.625%	-10% LTV / CLTV (max CLTV per tier)
17 DSCR: ≥0.70 TO <0.90	1.000%	-15% LTV / CLTV (max CLTV per tier)
18 Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
19 Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO
20 Rural Property	0.625%	Purch 70%; Refi 65% Max LTV/CLTV, \$750k max loan, > 650 FICO, Min 1:1 DSCR
21 5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
22 5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
23 3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
24 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
25 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
26 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
27 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
28 CEMA Transaction	0.250%	
29 Impound Waiver	0.250%	Note waiver restrictions on second page

