

Acra Lending - Credit Grid & Rates

10/13/2022

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	2	10.99	12.49	75%	75.00%	65.00%	80.00%	60.00%	65.00%	80.00%
to	-10%	-5%	3	9	9.99	11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%
740	-10%	-2.5%	>	10	9.50	10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%
739	-10%	NA	0	2	10.99	12.49	75%	75.00%	65.00%	80.00%	60.00%	65.00%	80.00%
to	-10%	-5%	3	9	9.99	11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%
680	-10%	-2.5%	>	10	9.50	10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%
679	-10%	NA	0	2	10.99	12.49	70%	70.00%	60.00%	75.00%	55.00%	60.00%	75.00%
to	-10%	-5%	3	9	9.99	11.49	75%	70.00%	60.00%	80.00%	60.00%	60.00%	80.00%
650	-10%	-2.5%	>	10	9.50	10.49	75%	75.00%	60.00%	80.00%	70.00%	60.00%	80.00%
649	-10%	NA	0	2	10.99	12.49	65%	65.00%	55.00%	70.00%	50.00%	55.00%	70.00%
to	-10%	-5%	3	9	9.99	11.49	70%	65.00%	55.00%	75.00%	55.00%	55.00%	75.00%
600	-10%	-2.5%	>	10	9.50	10.49	70%	70.00%	55.00%	75.00%	65.00%	55.00%	75.00%

2-Multi-Family (5-29) Bridge Loan Eligibility Rules									
1	Loan Amount	>=	250,000	<=	3,000,000				
2	Cashout	<=	70%	<=	1,000,000				
3	Realtor Experience	>=	1						
4	GC Experience	>=	1	75% LTV					
5	0-2 Experience	Management Discretion							
6	3-9 Experience	<=	15 Units						
7	10+ Experience	<=	1,000,000	<=	80%	LTV	>=	1,000,000	
8	Foreign National	-10%	LTV, ARV, LTC						

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