


Note Rate	Price	FICO	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	Margin	NOC DTI		Dated: 10/03/2022 V2
13.500	110.000	≥750	0.000	-0.250	-0.250	-0.500	-0.500	-0.750	-1.000	-3.500	<div><p>www.acralending.com</p></div> <div>Non-Owner Occupied DTI</div>	
13.375	109.750	725 - 749	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250	-4.000			
13.250	109.500	700 - 724	-0.250	-0.500	-0.500	-0.750	-1.000	-1.750	-4.750			
13.125	109.250	675 - 699	-0.500	-0.750	-1.000	-1.250	-1.500	-2.250	-5.500			
12.999	109.000	650 - 674	-1.250	-1.750	-2.000	-2.250	-2.750	-4.000				
12.875	108.750	625 - 649	-2.500	-3.250	-3.750	-4.000	-4.500					
12.750	108.500	600 - 624	-2.750	-3.750	-4.000							
12.625	108.250	575 - 599	-4.250	-5.250	-6.000							
12.500	108.000											
12.375	107.750											
12.250	107.500											
12.125	107.250											
11.999	107.000											
11.875	106.750											
11.750	106.500											
11.625	106.250											
11.500	106.000											
11.375	105.750											
11.250	105.500											
11.125	105.250											
10.999	105.000											
10.875	104.750											
10.750	104.500											
10.625	104.250											
10.500	104.000											
10.375	103.750											
10.250	103.500											
10.125	103.250											
9.999	103.000											
9.875	102.750											
9.750	102.500											
9.625	102.250											
9.500	102.000											
9.375	101.750											
9.250	101.500											
9.125	101.250											
8.999	101.000											
8.875	100.750											
8.750	100.500											
8.625	100.250											
8.500	100.000											

GENERAL INFORMATION									
Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing									
Cash-Out Refinance									
Alt Doc - Bk Stmt									
Interest Only (5-YR)									
Interest Only (5-YR)									
Interest Only (10-Yr)									
ITIN									
Non Permanent Resident Alien									
FB Taken ≤6 Mth									
<\$200,000									
> \$750k to ≤ \$2.0M									
≥\$1.5M≤\$2.0M									
≥\$2.0M≤\$3.0M									
Non Warr Condo									
Condotel / PUDtel									
2 Unit Property									
3-4 Unit Property									
1 Score / No Score									
Short-Term Rentals									
Adult Care Facility									
Rural Property									
Manufactured Homes									
Housing 1x30 in prior 12 mths									
Housing 0x60 in prior 12 mths									
Housing 0x90 in prior 12 mths									
BK/FC ≥ 2 to < 3 years									
BK/FC ≥ 1 year to < 2 years									
SS/DIL/Modification < 2 years									
SS/DIL/Modification <1 year									
5-Year Prepay (5x5)									
5-Year Prepay (Step)									
3-Year Prepay (3x5)									
3-Year Prepay									
2-Year Prepay									
1-Year Prepay									
Buy Out Prepay									
CEMA Transaction									
Impound Waiver									
Declining Value Properties									
Minimum Price									

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\*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

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

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

Trust Review Fee - \$395



BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

	FICO	≤\$1.500MM LTV/CLTV	≤\$1.501 - \$2.000MM LTV/CLTV	\$2.001MM - \$3.000MM LTV/CLTV
Purchase	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	80%	75%	65%
	≥ 675	80%	75%	-
	≥ 650	75%	70%	-
	≥ 625	75%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
Rate/Term Refinance	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
Cash-Out Refinance	≥ 750	75%	75%	65%
	≥ 725	75%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
Must have a minimum of DSCR of 1.1:1.0				

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	RATE LOCK POLICY
Minimum DSCR is ≥0.80 : 1.00  DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based.  UW may use higher of actual or market rents: difference is no more than 10% (max \$300). Actual rents must be documented via lease and 2 mos proof of receipt.  Foreign Nationals = Qualify and Price on DSCR	Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval
LOAN TERMS	REQUEST TO WAIVE IMPOUNDS
30-Yr Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
INTEREST ONLY (IO)	Minimum FICO: 700
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-Yr) OR IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr)	Must be 0x30 over last 24-months for housing payment(s)
INDEX & ADJUSTMENT CAPS	Not available for Foreign National Product
Floored at Start Rate / 1 -Year CMT 2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap	STATES
LOAN AMOUNTS	Licensed Brokers Only: AZ, CA, ID, MI, MN, MT, NC, NJ, NV, OR, TN, UT, VA
\$100,000 Min. to \$3,000,000 Max. (Round-down to \$50)  Loan Amounts >\$3.0M are considered by Sr Mgmt on a case-by-case.  Loan Amounts for Refinance > \$1.5M requires two (2) Appraisals Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals	Licensed & Unlicensed Brokers: AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WI, WV, WY
PROPERTY TYPES	Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$301,022; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1 Million
SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines	OCCUPANCY
	Investment (INV)
	ACH FORM FOR PAYMENTS
	Business Entities require ACH - Lender Credit is not applicable

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