

THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 05/23/2022

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS

THREE-MONTH BANK STATEMENT PROGRAM Maximum Qualifying Income based on Average Deposits Self Employed Borrowers Only / No NSF's / Positive Balances U.S. Residents Only	
Credit Depth: Min three accounts ≥3 years & Mortgage ≥2 years "Recent" Mortgage is within 120 days of Application "Adverse Accounts" include charge offs, collections, tax liens, or judgments	
Maximum Debt-to-Income Ratio 50% DTI for ≤65% LTV or 43% DTI for >65% LTV	
Reserves Purch/R&T: 6 Months or CO Refi: 12 Months Cash-in-Hand can contribute to Reserves	
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance	
Interest Only (IO) IO Loans must qualify at max rate at first fully Amortized pymt IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term) OR IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-year term)	
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	
Occupancy Primary Residence Only	
Loan Amounts \$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50) Loan Amounts >\$1.0M Require Senior Management Approval Loan Amounts Greater than \$1.5M require Two (2) Appraisals	
Property Types SFR / Condos / Townhouse - Property Condition Good	
Rate Lock Policy Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.	
Request to Waive Impounds Available on Loan Amounts ≤\$1.5M with Minimum 675 FICO Must be 0x30 over last 24-months for housing payment(s) Not available for Section 35 Loans	
States AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas: Purch & R/T	

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
Floor by Tier	6.250%	6.375%	6.500%	6.625%
≤ 50% LTV	6.250%	6.375%	6.500%	6.625%
≤ 60% LTV	6.375%	6.500%	6.625%	6.875%
≤ 65% LTV	6.500%	6.500%	6.750%	7.125%
≤ 70% LTV	6.750%	6.750%	6.999%	7.250%
≤ 75% LTV	6.875%	6.999%	7.125%	
Margin	3.000%	3.250%	3.500%	3.750%
Max Mtg Late (24-mth)	0 x 30	0 x 30	0 x 30	0 x 30
Max LTVs	"AAA"	"AA"	"A"	"BBB"
Purchase	75%	75%	75%	70%
Rate/Term Refi	70%	70%	70%	70%
Cash Out Refi	70%	70%	70%	65%
CLTV	75%	75%	75%	70%
Seasoning	"AAA"	"AA"	"A"	"BBB"
Mortgage Late(s)	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Mortgage FB or Defer	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths
Bankruptcy	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Foreclosure	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Short Sale/Deed-in Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Adverse Accounts	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years

***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 Cost thresholds.**

RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
PAR RATE	-	3:1	-
Discount to Rate *Not all tiers are available to every loan.	-0.125%	0.375%	Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program.
	-0.250%	0.750%	
	-0.375%	1.125%	
	-0.500%	1.500%	
	-0.625%	1.875%	
	-0.750%	2.250%	
	-0.875%	2.625%	
Available in eighths to rate up or down to PAR rate.			

ADJUSTMENTS

Description	Rate	Note
Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250% 0.375%	LTV ≤ 65% LTV > 65%
Personal Bank Stmt	--	
Business Bank Stmt	0.250%	
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, All Grades, Avail on 5/1 or 7/1 ARMs
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BB, Max 80% LTV / CLTV
No Mortgage History	0.250%	Maximum 60% LTV/CLTV, No Recent Mortgage Rating
First Time Home Buyer	0.500%	-5% LTV/CLTV, Minimum 24-Month Rental History
< \$ 250,000	0.500%	
≥ \$750k to ≤\$1.5M	-0.250%	Subject to applicable Floor Rates
≥ \$ 1,000,000	--	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 1,500,000	0.375%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% Purch & R/T, -10% C/O, All Grades Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	-5% LTV/CLTV
Impound Waiver	0.250%	Note restrictions to right.

Acra Lender Credit of \$250 off of UW Fee for Completed ACH. *Applied at Closing

Trust Review Fee - \$395

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

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LENDER PAID COMPENSATION OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
Add to Rate *Not all tiers are available to every loan.	1.250%	2.500%	Lender Paid Points (LPC) to Broker or as Borrower Credit. Max 2.5 Pts.
	1.125%	2.250%	
	1.000%	2.000%	
	0.875%	1.750%	
	0.750%	1.500%	
	0.625%	1.250%	
	0.500%	1.000%	
	0.375%	0.750%	
	0.250%	0.500%	
	0.125%	0.250%	
PAR RATE	-	-	-
Available in eighths to rate up or down to PAR rate.			

NMLS ID #144549

