



SMALL BALANCE MULTIFAMILY PROGRAM
RATE SHEET & MATRIX

GENERAL INFORMATION

| Credit Tier | "AAA" | "AA" | "A" | "BBB" | "BB" | "B+" |
|-----------------|---------|---------|---------|---------|---------|---------|
| Minimum FICO | ≥ 750 | ≥ 725 | ≥ 700 | ≥ 675 | ≥ 650 | ≥ 625 |
| Floor by Tier | 6.125% | 6.375% | 6.500% | 6.750% | 7.000% | 7.500% |
| ≤ 50% LTV | 6.125% | 6.375% | 6.500% | 6.750% | 7.000% | 7.500% |
| ≤ 60% LTV | 6.375% | 6.625% | 6.750% | 7.000% | 7.250% | 7.750% |
| ≤ 65% LTV | 6.500% | 6.750% | 7.000% | 7.250% | 7.500% | 8.250% |
| ≤ 70% LTV | 6.750% | 7.000% | 7.250% | 7.500% | 7.750% | |
| ≤ 75% LTV | 7.000% | 7.250% | 7.500% | 7.750% | | |
| ≤ 80% LTV | 7.250% | 7.625% | | | | |
| Margin | 7.5000% | 7.8750% | 8.0000% | 8.2500% | 8.5000% | 8.7500% |
| Max LTVs | "AAA" | "AA" | "A" | "BBB" | "BB" | "B+" |
| Purch / RT Refi | 80% | 80% | 75% | 75% | 70% | 65% |
| CO Refinance | 75% | 75% | 70% | 70% | 65% | 65% |
| CLTV | 80% | 80% | 75% | 75% | 70% | 65% |

ADJUSTMENTS

| Description | Rate | Fee* | Note |
|--------------------|---------|-------|---------------------------------------------------------------------|
| Cash-Out Refinance | 0.375% | -- | |
| Interest Only | 0.250% | -- | Loan Amt ≥ \$500k Min; 70% LTV Max; 1.25 DSCR Min; 5-year period |
| DSCR, > 1.75 | -0.500% | -- | Purchase transactions only |
| DSCR, 1.10 - 1.24 | 0.250% | -- | Max 75% LTV |
| DSCR, 1.00 - 1.09 | 0.500% | -- | Max 70% LTV |
| Non-Recourse | 0.250% | -- | Additional Guidelines Apply and Documentation Required |
| < \$500,000 | 0.250% | -- | |
| > \$3,000,000 | -0.125% | -- | |
| > \$5,000,000 | -0.250% | -- | ≥ \$7.5M Subject to Management approval |
| Foreign Nationals | 0.500% | -- | Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum |
| Short-Term Rentals | 0.500% | -- | -5% LTV |
| Student Housing | 0.375% | -- | > 20% of Units are Students; 1.2 DSCR Min; 12-month Leases Required |
| 5-Year Prepay | -- | -- | 5 / 4 / 3 / 2 / 1 Sequential Stepdown Prepayment Penalty |
| 3-Year Prepay | 0.375% | -- | 3 / 2 / 1 Sequential Stepdown Prepayment Penalty |
| NY Transactions | 0.375% | | |
| CEMA Transactions | 0.250% | | CEMA fees paid by Borrower at closing |
| Buy Out Prepay | | 2.000 | Case-By-Case Basis & Subject to Senior Management Approval |
| Entity Redraw | -- | \$795 | If applicable, Redrawing Loan Documents for a Entity Applicant |

| LENDER PAID COMPENSATION: | | | |
|------------------------------------------------------------|----------|--------|----------------------------------------------------------------------------------------------------------------|
| Movement to: | RATE ADD | POINTS | Payable to: |
| Add to Rate *Not all tiers are available to every loan. | 1.500% | 3.000% | Lender Paid Points (LPC) to Broker or as Borrower Credit. Investor: Max 4.0 Pts & requires ≥3-Year PPP. |
| | 1.375% | 2.750% | |
| | 1.250% | 2.500% | |
| | 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. | | | |

***Broker Origination Points and Fees are limited to the lesser of:**
(a) 4.0% 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 | - | - | - |
| Discount to Rate *Not all tiers are available to every loan. | -0.125% | 0.250% | Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program. Discount is at 2:1. |
| | -0.250% | 0.500% | |
| | -0.375% | 0.750% | |
| | -0.500% | 1.000% | |
| | -0.625% | 1.250% | |
| | -0.750% | 1.500% | |
| | -0.875% | 1.750% | |
| Available in eighths to rate up or down to PAR rate. | | | |

Administration / Underwriting / Commitment Fee - \$1,995

For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice.
Acra Lending is a DBA of Citadel Servicing Corporation.
Acra Lending is an Equal Housing Lender and is committed to doing business in accordance with Federal Fair Lending Laws.
National Mortgage Licensing System and Registry ID 144549

GENERAL INFORMATION

| |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Types Multifamily Residential Properties with 5-29 Units or as defined in respective jurisdiction General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or 15+ Units |
| Loan Terms 30 Year Amortization & Term Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under Full Amort |
| Borrowers Entities Only |
| Guarantors Net Worth / Liquidity Total Net Worth of ≥ 50% of requested loan amount Minimum 6-Months P&I in Reserve |
| Non-Recourse > 750 FICO / ≤ 70% LTV requires 24 months of reserves |
| Loan Amounts \$250,000 - \$7.5M (Round Down Loan Amount to \$50 increments) Loan Amounts ≥ \$7.5M require Senior Management Approval |
| Credit Depth Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months |
| Additional Terms Net Operating Income ("NOI") NOI is subject cashflow after ordinary expenses and before debt service Debt Service Coverage Ratio ("DSCR") Calculation Calculated as NOI divided by annual PI. (NOI includes Management Fee according to Guidelines) Gross Potential Rent ("GPR") The maximum amount of rental income that a landlord can generate from a property (calculated as rent due for occupied units according to the lease plus market rent for any vacant units) Effective Gross Income ("EGI") Use actual (or minimum of 5%) vacancy. Determine Additional Operating Expenses These expenses can include but not be limited to utilities, repairs / maintenance, general and administrative, management fee, and any additional recurring expenses Impounds for Taxes / Insurance Required Lender Points & Fees plus Broker Points & Fees may not exceed the lessor of 4.0% or legal limits Minimum Physical Occupancy is 85% at time of closing |
| States Licensed Brokers Only: AZ, CA, FL, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA Licensed & Unlicensed Brokers: AL, AR, CO, CT, DE, DC, HI, IL, IN, IA, KS, KY, LA, ME, MD, MA, MS, MO, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WV, WI, WY |
| ACH Form for Payments Business Entities require ACH - Lender Credit is not applicable. |
| ADDITIONAL GUIDELINES Speak to an Acra Account Executive - Additional Guidelines Apply |



SMALL BALANCE MULTIFAMILY **PROGRAM**

WHOLESALE MULTIFAMILY RATE SHEET & MATRIX

GENERAL INFORMATION

| |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Types |
| Multifamily Residential Properties with 5-29 Units or as defined in respective jurisdiction General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount |
| Loan Terms |
| 30 Year Amortization & Term Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under Full Amort |
| Borrowers |
| Entities Only |
| Guarantors Net Worth / Liquidity |
| Total Net Worth of $\geq 50\%$ of requested loan amount Minimum 6-Months P&I in Reserve |
| Non-Recourse |
| > 750 FICO / $\leq 70\%$ LTV requires 24 months of reserves |
| Loan Amounts |
| \$250,000 - \$7.5M (Round Down Loan Amount to \$50 increments) Loan Amounts $\geq \$7.5M$ require Senior Management Approval |
| Credit Depth |
| Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months |
| Additional Terms |
| Net Operating Income ("NOI") NOI is subject cashflow after ordinary expenses and before debt service |
| Debt Service Coverage Ratio ("DSCR") Calculation Calculated as NOI divided by annual PI. (NOI includes Management Fee according to Guidelines) |
| Gross Potential Rent ("GPR") The maximum amount of rental income that a landlord can generate from a property (calculated as rent due for occupied units according to the lease plus market rent for any vacant units) |
| Effective Gross Income ("EGI") Use actual (or minimum of 5%) vacancy. |
| Determine Additional Operating Expenses These expenses can include but not be limited to utilities, repairs / maintenance, general and administrative, management fee, and any additional recurring expenses |
| Impounds for Taxes / Insurance Required |
| Lender Points & Fees plus Broker Points & Fees may not exceed the lessor of 4.0% or legal limits |
| Minimum Physical Occupancy is 85% at time of closing |
| States |
| Licensed Brokers Only: AZ, CA, FL, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA Licensed & Unlicensed Brokers: AL, AR, CO, CT, DE, DC, HI, IL, IN, IA, KS, KY, LA, ME, MD, MA, MS, MO, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WV, WI, WY |
| ACH Form for Payments |
| Business Entities require ACH - Lender Credit is not applicable. |
| ADDITIONAL GUIDELINES |
| Speak to an Acra Account Executive - Additional Guidelines Apply |

For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice. Acra Lending is a DBA of Citadel Servicing Corporation. Acra Lending is an Equal Housing Lender and is committed to doing business in accordance with Federal Fair Lending Laws.

National Mortgage Licensing System and Registry ID 144549