



BUSINESS PURPOSE / DSCR - RESIDENTIAL RATE SHEET

Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575
	AAA	AA	A	BBB	BB	B+	B	CCC
≤ 50% LTV	8.500%	8.625%	8.875%	8.999%	9.375%	9.625%	10.250%	10.750%
≤ 60% LTV	8.625%	8.750%	8.999%	9.250%	9.625%	9.999%	10.750%	11.250%
≤ 65% LTV	8.750%	8.875%	9.250%	9.500%	9.875%	10.250%	10.999%	11.375%
≤ 70% LTV	8.875%	9.125%	9.500%	9.625%	9.999%	10.375%		
≤ 75% LTV	9.125%	9.500%	9.750%	9.875%	10.375%	10.625%		
≤ 80% LTV	9.750%	10.250%	10.500%	10.875%				
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
Bankruptcy / Foreclsoure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Short Sales / Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%

ADJUSTMENTS	RATE	NOTES
Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	Apply for LTVs > 70%
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650
ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV
Non Permanent Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines
< \$150,000	0.375%	
> \$750k TO < \$1.5M	-0.250%	Subject to applicable Floor Rates
> \$1,500,000	--	Minimum 650 FICO. Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
DSCR: ≥0.90 TO <1.00	0.375%	-5% LTV/CLTV (max CLTV per tier)
DSCR: ≥0.70 TO <0.90	0.625%	-10% LTV/CLTV (max CLTV per tier)
Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, Min 650 FICO, Minimum 1:1 DSCR
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
CEMA Transaction	0.250%	
Impound Waiver	0.250%	Note waiver restrictions on second page
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

LENDER PAID COMPENSATION			RATE BUYDOWN		
MOVEMENT TO:	POINTS / RATE	PAYABLE TO:	MOVEMENT TO:	POINTS / RATE	PAYABLE TO:
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.	Add to Rate	3:1	Discount Points payable to Acra Lending. Rate Floors are by Credit Tier and Program.
*Not all tiers are available to every loan		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP	*Not all tiers are available to every loan		
		Must qualify at B tier or higher			
Available in eighths to rate up or down to PAR rate					

Loan Amounts >\$2M - Call your Account Executive

\*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.

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

Trust Review Fee - \$395

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

US Business Entity - \$495

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



BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

	FICO	≤\$1.500MM	≤\$1.501 - \$2.000MM
Purchase	≥ 750	80%	75%
	≥ 725	80%	75%
	≥ 700	80%	75%
	≥ 675	80%	75%
	≥ 650	75%	70%
	≥ 625	75%	-
	≥ 600	65%	-
	≥ 575	65%	-
Rate/Term Refinance	≥ 750	80%	75%
	≥ 725	80%	75%
	≥ 700	75%	70%
	≥ 675	75%	70%
	≥ 650	70%	65%
	≥ 625	70%	-
	≥ 600	65%	-
	≥ 575	65%	-
Cash-Out Refinance	≥ 750	75%	75%
	≥ 725	75%	75%
	≥ 700	75%	70%
	≥ 675	75%	70%
	≥ 650	70%	65%
	≥ 625	70%	-
	≥ 600	65%	-
	≥ 575	65%	-

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS		
INCOME DOCUMENTATION		RATE LOCK POLICY
Minimum DSCR is ≥0.70 : 1.00		Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval
DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based.		REQUEST TO WAIVE IMPOUNDS
Foreign Nationals = Qualify and Price on DSCR		Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
LOAN TERMS		Minimum FICO: 700
30-Yr Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed		Must be 0x30 over last 24-months for housing payment(s)
All Loans require impounding for Taxes & Insurance		Not available for Foreign National Product
INTEREST ONLY (IO)		STATES
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-Yr) OR		Licensed Brokers Only: AZ, CA, GA, ID, MI, MN, MT, NV, NJ, NC, OR, TN, UT, VA
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr)		Licensed & Unlicensed Brokers: AL, AR, CO, CT, DE, DC, FL, 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
INDEX & ADJUSTMENT CAPS		Prepayment Penalties not allowed and must be Bought Out in KS, MI, MN, NM, NJ (if to an Individual), OH, PA (if to an Individual on 1-2 Unit Dwelling, & <\$278,250), RI (if a Purchase Transaction), & VT (if ≤\$1.0M)
Floored at Start Rate / 1 -Year CMT		OCCUPANCY
2.0% Initial hange Cap / 2.0% Annual Cap / 6.0% Life Cap		Investment (INV)
LOAN AMOUNTS		ACH FORM FOR PAYMENTS
\$100,000 Min. to \$2,000,000 Max. (Round-down to \$50)		Business Entities require ACH - Lender Credit is not applicable
Loan Amounts >\$2.0M are considered by Sr Mgmt on a case-by-case.		
Loan Amounts >\$1.5M requires two (2) Appraisals		
PROPERTY TYPES		
SFR / Condos / Townhouse / 2-4 Units		
Non-Warrantable Condos - Reference Lender Guidelines		

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