

Note Rate	Price
11.750	107.000
11.625	106.750
11.500	106.500
11.375	106.250
11.250	106.000
11.125	105.750
10.999	105.500
10.875	105.250
10.750	105.000
10.625	104.750
10.500	104.500
10.375	104.250
10.250	104.000
10.125	103.750
9.999	103.500
9.875	103.250
9.750	103.000
9.625	102.750
9.500	102.500
9.375	102.250
9.250	102.000
9.125	101.750
8.999	101.500
8.875	101.250
8.750	101.000
8.625	100.750
8.500	100.500
8.375	100.250
8.250	100.000
8.125	99.750
7.999	99.500
7.875	99.250
7.750	99.000
7.625	98.750
7.500	98.500
7.375	98.250
7.250	98.000
7.125	97.750
6.999	97.500
6.875	97.250
6.750	97.000

FICO	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	Margin
≥750	0.000	-0.250	-0.250	-0.500	-0.750	-1.000	-3.500	-5.000	3.000
725 - 749	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250	-4.000	-6.000	3.250
700 - 724	-0.250	-0.500	-0.500	-0.750	-1.000	-1.750	-4.750	-6.000	3.500
675 - 699	-0.500	-0.750	-1.000	-1.250	-1.500	-2.250	-5.500		3.750
650 - 674	-1.250	-1.750	-2.000	-2.250	-2.750	-4.000			4.000
625 - 649	-2.500	-3.250	-3.750	-4.000	-4.500				4.250
600 - 624	-2.750	-3.750	-4.000						4.250
575 - 599	-4.250	-5.250	-6.000						5.000

Program Terms										GENERAL INFORMATION
										Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Apply for all cash out eligibile LTVs and All TX50(a)(6) & TX50(f)(2) Loans
Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000				Maximum LTV 80% purchase and 75% refinance
Short-term Rental	-1.250	-1.250	-1.250	-1.250						
Adult Care Facility	-2.000	-2.000	-2.000							
Alt Doc - Bk Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		<600 FICO Borrower's total liabilities must decrease in total month obligations: 24mos 0*30 housing history
ATR-in-Full	-1.000	-1.000	-1.000	-1.000	-1.000					Minimum score 600 (or Asset Depletion as additional source)
WVOE / 1099 Only / P&L programs	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				
1 Year Self-Employed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Min 650 FICO. Max 80% Purchase Rate and Term, Max 65% Cash Out
Interest Only (5-yr)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500		30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Interest Only (5-yr)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750		30-Term, Min Loan ≥\$250K, Minimum 650 credit score, Available on 30-Year Fixed
Interest Only (10-yr)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000				Fixed Rate 40-Term, Min Loan ≥\$250K, minimum 650 score, Max 80% LTV / CLTV Max \$3M Loan Amount
FB Taken ≤6 Mth	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750				-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
Housing 1x30 in prior 12 mths	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			
Housing 0x60 in prior 12 mths	-2.500	-2.500	-2.500	-2.500	-2.500					
Housing 0x90 in prior 12 mths	-4.750	-6.000	-6.750							
BK/FC ≥ 2 to < 3 years	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			
BK/FC ≥ 1 year to < 2 years	-4.750	-6.000	-6.750							
SS/DIL/Mod ≥1 year to < 2 years	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			
SS/DIL/Modification <1 year	-2.500	-2.500	-2.500	-2.500	-2.500					
Non Permanent Resident Alien	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			- \$1M Max Loan Amt. Unexpired Visa & EAD required
ITIN	-1.500	-1.750	-1.750	-2.000	-2.000	-2.500				Minimum score 600. Maximum LTV is 80%. Maximum LTV is 70% for scores 625-649. Maximum loan amount is \$1,000,000.
< \$200,000	-1.000	-1.000	-1.000	-1.000	-1.000					Max LTV/CLTV 75% Purch / 70% Refi
≥ \$750k to ≤ \$1.5M	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000		Subject to applicable Floor Rates
> \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
> \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000			Primary min 600 FICO. Max Cash-in-Hand >65% LTV is \$500,000
> \$2,000,000	-0.250	-0.250	-0.250	-0.250						Max 80% LTV, minimum 650 FICO. Max Cash-in-Hand >65% LTV is \$500,000
> \$3,000,000	-0.750	-0.750	-0.750							Primary Only, 65% Max LTV/CLTV, minimum 700. Max Cash-in-Hand >65% LTV is \$500,000
\$4.001M - \$10.000M	CALL YOUR ACCOUNT EXECUTIVE									
Non Warr Condo	-1.000	-1.000	-1.000	-1.000	-1.000					Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel	-1.500	-1.500	-1.500	-1.500	-1.500					Purch 75% & Refi 65% Max LTV/CLTV (If PUDtel, Price as Condotel in Pricer)
2 Unit Property	0.000	0.000	0.000	0.000	0.000	0.000	0.000			Max 85% LTV/CLTV
3-4 Unit Property	0.250	0.250	0.250	0.250	0.250	0.250	0.250			Max 85% LTV/CLTV, Subject to applicable Floor Rates
1 Score / No Score	-0.750	-0.750	-0.750							Max 65% LTV/CLTV: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier - Full Doc Only
Rural Property	-1.250	-1.250	-1.250	-1.250						Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
Manufactured Homes	-1.000	-1.000	-1.000	-1.000						Purch 70% & Refi 65% Max LTV/CLTV
Decling Value Properties	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		-5% LTV/CLTV from Max shown on page 2
Impound Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500				Note Waiver restrictions on second page
Minimum Interest Rate	Minimum Price: 98.00, Maximum Price 103.00									

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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



NON PRIME WHOLESALE - PROGRAM LTV AND LOAN AMOUNT MATRIX

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS								
FICO	Owner Occupied - Full Doc / Bank Statements (12 or 24 months)				2nd Home/Investment - Full Doc/Bank Statements (12 or 24 months)			
	≤\$1.500MM LTV/CLTV	≤\$2.000MM LTV/CLTV	≤\$3.000MM LTV/CLTV	≤\$4.000MM LTV/CLTV	≤\$1.500MM LTV/CLTV	≤\$2.000MM LTV/CLTV	≤\$3.000MM LTV/CLTV	
Purchase	≥ 750	90%	85%	80%	65%	80%	75%	65%
	≥ 725	90%	85%	80%	65%	80%	75%	65%
	≥ 700	90%	85%	80%	65%	80%	75%	65%
	≥ 675	85%	80%	80%	-	80%	75%	-
	≥ 650	80%	75%	75%	-	75%	70%	-
	≥ 625	75%	70%	-	-	75%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
Rate/Term Refinance	≥ 750	85%	80%	70%	65%	80%	75%	65%
	≥ 725	85%	80%	70%	65%	80%	75%	65%
	≥ 700	85%	80%	70%	65%	75%	70%	65%
	≥ 675	80%	75%	70%	-	75%	70%	-
	≥ 650	75%	70%	70%	-	70%	65%	-
	≥ 625	70%	65%	-	-	70%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
Cash-Out Refinance	≥ 750	80%	75%	70%	65%	75%	75%	65%
	≥ 725	80%	75%	70%	65%	75%	75%	65%
	≥ 700	80%	75%	70%	65%	75%	70%	65%
	≥ 675	75%	70%	65%	-	75%	70%	-
	≥ 650	70%	65%	65%	-	70%	65%	-
	≥ 625	70%	65%	-	-	70%	-	-
	≥ 600	65%	65%	-	-	65%	-	-
	≥ 575	65%	-	-	-	65%	-	-
INCOME DOCUMENTATION								
Full Doc = 1 or 2 yr W2 + Pay Stubs / Wage Earner or 1040's + P&L / SE or Commission						LOAN AMOUNTS		
Alt Doc = 12 or 24 Personal or Business Bank Stmts / SE Only						\$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50)		
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only); Max LTV / CLTV 75% / 70% for Purchase / Refi respectively						Loan Amounts > \$4.0M are considered by Sr Mgmt on a case-by-case		
WVOE = 2-year history required, \$1M Max Loan Amt. Min loan amt \$150k. - Primary Residences Only						Loan Amounts for Refinance > \$1.5M requires two (2) Appraisals		
1099 Only = Self Employed Only - all occupancy types allowed						Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals		
P&L Programs = 2-year P&L statement required prepared by third party						PROPERTY TYPES		
MAXIMUM DEBT-TO-INCOME RATIO						SFR / Condos / Townhouse / 2-4 Units		
50% Back End						Non-Warrantable Condos - Reference Lender Guidelines		
LOAN TERMS						RATE LOCK POLICY		
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed						Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.		
All Loans require impounding for Taxes & Insurance						REQUEST TO WAIVE IMPOUNDS		
INTEREST ONLY (IO)						Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M		
Consumer IO Loans qualify at max rate at first fully Amortized pymt						FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)		
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)						Must be 0x30 over last 24-months for housing payment(s)		
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-year term)						Not available for Section 35 Loans		
INDEX & ADJUSTMENT CAPS						STATES		
Floored at Start Rate / 1-Year CMT						AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, NE, NH, NJ, NM, NV, OH, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY		
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap						Texas - Additional Guidelines Apply: TX50(a)(6) & TX50(f)(2) transactions		
OCCUPANCY						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		
Primary / Second Home								
RESERVE REQUIREMENT								
None for ≤ 75% LTV, 6 Months for > 75% LTV, 12 Months > 85% LTV								

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