



## INTERNAL MEMORANDUM

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**DATE:** February 21, 2023  
**TO:** All Origination Staff & Sales  
**FROM:** Craig Timmins, Managing Director  
**RE:** One Year Self-Employed Borrowers

Effective immediately, Acra Lending will accept borrowers who have been self-employed for one year subject to the following:

1. The self-employed business must be in the borrower's same line of work prior to becoming self-employed.

An acceptable example would be a borrower who was salaried as an attorney who then opened their own legal office. An example of an unacceptable situation would be a software engineer who opened a flower shop.

2. LTV / CLTV will be limited to 80% for purchases and rate & term refinances.

For cash-out refinances, LTV / CLTV will be limited to 65%.

3. Income documentation will be allowed only on either Full Doc, 12 months bank statements, or 1099 program.

Asset Depletion or P&L only will not be allowed.

4. Borrower must have a minimum credit score of 650.
5. There will be a rate add of 0.250% added to the loan.