



# NON PRIME WHOLESAL RESIDENTIAL RATE SHEET & MATRIX

**GENERAL INFORMATION**

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Minimum FICO</b>	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
<b>LTV Threshold</b>	<b>Primary Residence or Secondary Home Transactions</b>						
Floor by Tier	3.375%	3.750%	3.875%	3.999%	4.500%	5.250%	5.999%
≤ 50% LTV	3.375%	3.750%	3.875%	3.999%	4.500%	5.250%	5.999%
≤ 60% LTV	3.500%	3.999%	4.125%	4.250%	4.875%	5.625%	6.625%
≤ 65% LTV	3.625%	4.125%	4.250%	4.375%	4.999%	5.875%	7.125%
≤ 70% LTV	3.750%	4.250%	4.375%	4.500%	5.125%	6.125%	7.375%
≤ 75% LTV	3.999%	4.375%	4.750%	4.999%	5.375%	6.875%	
≤ 80% LTV	4.375%	4.625%	4.875%	5.125%	5.750%		
≤ 85% LTV	4.500%	4.875%	5.250%				
≤ 90% LTV	4.999%	5.625%					
<b>Max LTVs</b>	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Purchase</b>	90%	90%	85%	80%	80%	75%	70%
<b>Refinance</b>	80%	80%	80%	75%	75%	70%	70%
<b>CLTV**</b>	90%	90%	85%	80%	80%	75%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Minimum FICO</b>	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
<b>LTV Threshold</b>	<b>Investor Property (DSCR) Transactions</b>						
Floor by Tier	3.875%	3.999%	4.125%	4.250%	4.625%	5.875%	6.375%
≤ 50% LTV	3.875%	3.999%	4.125%	4.250%	4.625%	5.875%	6.375%
≤ 60% LTV	3.999%	4.125%	4.250%	4.375%	4.750%	6.375%	6.875%
≤ 65% LTV	4.125%	4.250%	4.375%	4.500%	4.875%	6.625%	7.125%
≤ 70% LTV	4.250%	4.375%	4.500%	4.750%	5.250%	6.999%	7.500%
≤ 75% LTV	4.375%	4.500%	4.999%	5.250%	5.625%	7.250%	
≤ 80% LTV	4.500%	4.999%	5.375%	5.750%	6.250%		
<b>Max LTVs</b>	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Purchase</b>	80%	80%	80%	80%	80%	75%	70%
<b>Refinance</b>	75%	75%	75%	75%	75%	70%	65%
<b>CLTV**</b>	80%	80%	80%	80%	80%	75%	70%

**DSCR minimum is (i) 1.0 : 1.0 for (a) LTVs >70% or (b) "B"/"CCC" Grades (all LTVs), or (ii) must have 12-months reserves for negative cashflow, if applicable.**

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Margin</b>	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	5.000%
<b>Max Mtg Late (12-mth)</b>	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 90
<b>Seasoning</b>	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
<b>Bankruptcy</b>	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
<b>Foreclosure</b>	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
<b>Short Sales</b>	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled
<b>Deed-in-Lieu</b>	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled

\*\* CLTV +5% for LTV -5%, Can not exceed 80% MAX CLTV, Max Adjustment is 5% CLTV Increase

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*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*

**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%	Apply for LTVs > 70%
Second Home	0.500%	Add to Primary Table, Max LTV from DSCR Table
Investor (DTI)	0.500%	Add to Primary Table, Max LTV from DSCR Table
Alt Doc - Bk Strmts	--	Credit Grades AAA to B (Available with 12- or 24-months of statements)
ATR-in-Full	0.500%	Credit Grades AAA to B (or Asset Depletion as additional source)
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Grades AAA to BB, Avail on 5/1 or 7/1
ITIN	0.500%	Purch -5% & Refi -10% LTV/CLTV (Max 80% LTV/CLTV), \$1M max loan Amt
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purchase / 65% Refinance, Price on "A"
Business LLC Borrower	0.250%	Loan to US Business Entity requires Personal Guarantee, Additional Guidelines
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
< \$ 150,000	0.375%	
> \$ 1,000,000	--	Max 85%
> \$ 1,500,000	0.125%	-5% LTV/CLTV, Primary minimum "B", Investor minimum "BB" Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.250%	Primary Only, -10% LTV/CLTV (max 75%), minimum "BB" Max Cash-in-Hand >60% LTV is \$500,000
> \$ 3,000,000	0.375%	Primary Only, 65% Max LTV/CLTV, minimum "A" Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
2-4 Unit Property	0.375%	Max 85% LTV/CLTV
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. Minimum "B".
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min "BB" Grade
5-Year Prepay	-0.250%	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
4-Year Prepay	-0.125%	All INV: 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay	--	All INV: 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
2-Year Prepay	0.250%	All INV: 2% / 1% Sequential Stepdown Prepayment Penalty
1-Year Prepay	0.500%	All INV: 2% Prepayment Penalty
Buy Out Prepay	1.00 pt	Not applicable if Transaction is on Primary Residence or 2nd Home
Impound Waiver	0.250%	Note restrictions to right.

LENDER PAID COMPENSATION OR RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
	1.500%	3.000%	Lender Paid Points (LPC) to Broker or as Borrower Credit.
	1.375%	2.750%	Primary or 2nd: Max 2.5 Pts.
	1.250%	2.500%	Investor: Max 3.0 Pts & requires ≥2-Yr PPP.
	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	-	-	-
	-0.125%	0.250%	
	-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 - \$1,295**

**\*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.**

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**GENERAL INFORMATION**

NO FEDERAL OR STATE HIGH COST LOANS	
<b>Income Documentation</b>	Full Doc = W2 + Pay Stubs / Wage Earner or 1040's + P&L / Self-Employed or Commission Alt Doc = 12 or 24 Personal or Business Bank Strmts / SE Only ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) Max LTV / CLTV 75% / 70% for Purchase / Refi respectively DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based. Foreign Nationals = Qualify and Price on DSCR
<b>Maximum Debt-to-Income Ratio</b>	50% Back End
<b>Loan Terms</b>	30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance >85% LTV requires (i) Full Doc or Bk Stats & (ii) 12-months Reserves
<b>Interest Only (IO)</b>	Consumer IO Loans qualify at max rate at first fully Amortized pymt IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)
<b>Index &amp; Adjustment Caps</b>	Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
<b>Occupancy</b>	Primary / Second Home / Investment (INV)
<b>Reserve Requirement</b>	None for ≤ 75% LTV, 6 Months for > 75%, & 12 Months for > 85%
<b>Loan Amounts</b>	\$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50) Loan Amounts >\$2.0M Require Senior Management Approval Loan Amounts >\$1.5M requires two (2) Appraisals
<b>Property Types</b>	SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines
<b>Rate Lock Policy</b>	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
<b>Request to Waive Impounds</b>	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M FICO minimum: 675 (Primary) and 700 (2nd Home / Investor) Must be 0x30 over last 24-months for housing payment(s) Not available for Section 35 Loans or Foreign National Product
<b>States</b>	AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MT, NC, NE, NH, NJ, NV, OK, OH, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi