

Acra Lending Interest Only Loan Calculator Worksheet

NOTE: The intended use of this Interest Only Worksheet is to illustrate the affect of rate adjustments for Acra's loan program and further assist in the qualification payment for a CONSUMER LOAN. A business purpose or DSCR program may qualify from the initial Interest Only payment versus the first scheduled payment with principal included as further described below.

Insert the Starting Rate:	8.500%
Enter Requested Loan Amount:	\$500,000.00
Insert the Program's Margin:	3.000%
Insert the current Index Rate:	5.350%

Customarily, Acra utilized as the the "Index" the weekly average yield on United States Trasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board.

Reference: <https://www.federalreserve.gov/releases/h15/>

Calculated higher of (a) Starting Rate or (b) Fully Indexed Rate: 8.500%

Hybrid ARM or Fixed Rate Description:	5/1 ARM	7/1 ARM	30-Yr Fixed	40-Yr Fixed
Hybrid ARM or Fixed Rate Initial Fixed Period (Months):	60	84	360	480
Add for Hybrid ARM Extension or Fixed Rate:	0.000%	0.000%	0.000%	0.000%
Interest Only Period before Fully Amortized Period:	5-Year IO	5-Year IO	5-Year IO	10-Year IO
Interest Only Period before Fully Amortized Period (Months):	60	60	60	120
Add :	0.250%	0.250%	0.375%	0.500%
Rate - Fully Amortized	8.500%	8.500%	8.500%	Not Available
Rate - Interest Only	8.750%	8.750%	8.875%	9.000%

NOTE: Acra's Non-Prime Program publishes rates as a 5-Year Hybrid ARM. Within specific program Guidelines, for a Rate Adjustment the loan program can be changed to Interest Only. Additionally, Acra can change the Hybrid Fixed Period for the rate to a 7-Year initial period for a separate Rate Adjustment, but not to a 30-Year Fixed.

Principal & Interest Fully Amortized Payment	\$ 3,844.57	\$ 3,844.57	\$ 3,844.57	Not Available
Initial Interest Only Payment	\$ 3,645.83	\$ 3,645.83	\$ 3,697.92	\$ 3,750.00

For Interest Only Qualification:

Term Remaining at IO to FA Recast (months):	300	300	300	360
Qualifying Rate at Recast:	10.750%	8.750%	8.875%	9.000%
Qualifying Payment for DTI:	\$ 4,810.46	\$ 4,110.72	\$ 4,153.27	\$ 4,023.11

NOTE: Acra utilizes an Interest Only Term of (a) 5-Years with the remaining 25-Years as fully amortized; recasting occurs with the month 61 payment or (b) 10-Years with the remaining 30-Years as fully amortized; recasting occurs with the month 121 payment. Separately, Acra's ARM programs respectively feature 2/2/6 CAPs for Initial, Periodic, and Lifetime.

NOTE: Acra does not guarantee the accuracy of the above information and is meant to be for illustrative purposes. This calculator is for Internal Use Only and not to be construed as legal advice. Figures and adjustments may change at any time without notice.

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