Acra Lending

Non-Prime Program Summary

Effective Date: 11/6/2026

Loan amount	Primary Residence: Min FICO	Primary Residence: Purchase	Primary Residence: Rate & Term	Primary Residence: Cash out	Second Home: Min FICO	Second Home: Purchase	Second Home: Rate & Term	Second Home: Cash out
$1,500,000	780	90%	85%	80%	780	Corr: 80% Wholesale: 85%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%
	760	90%	85%	80%	760	Corr: 80% Wholesale: 85%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%
	740	90%	85%	80%	740	Corr: 80% Wholesale: 85%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%
	720	90%	85%	80%	720	Corr: 80% Wholesale: 85%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%
	700	90%	85%	80%	700	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%	75%
	680	85%	85%	80%	680	80%	75%	75%
	660	85%	80%	75%	660	80%	75%	70%
	640	80%	75%	70%	640	80%	70%	70%
	620	75%	70%	65%	620	75%	65%	65%
	600	65%	65%	60%	600	65%	60%	60%
$1,500,001 -$ 2,000,000	780	Corr: 85% Wholesale: 90%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%	780	Corr: 75% Wholesale: 80%	Corr: 75% Wholesale: 80%	75%
	760	Corr: 85% Wholesale: 90%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%	760	Corr: 75% Wholesale: 80%	Corr: 75% Wholesale: 80%	75%
	740	Corr: 85% Wholesale: 90%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%	740	Corr: 75% Wholesale: 80%	Corr: 75% Wholesale: 80%	75%
	720	Corr: 85% Wholesale: 90%	Corr: 80% Wholesale: 85%	Corr: 75% Wholesale: 80%	720	Corr: 75% Wholesale: 80%	Corr: 75% Wholesale: 80%	75%
	700	85%	80%	Corr: 75% Wholesale: 80%	700	Corr: 75% Wholesale: 80%	Corr: 70% Wholesale: 75%	70%
	680	80%	75%	70%	680	75%	70%	70%
	660	80%	75%	70%	660	75%	70%	70%
	640	80%	75%	70%	640	75%	65%	65%
	620	75%	70%	65%	Below 640	N/A	N/A	N/A
	600	65%	65%	60%				
$2,000,001 to $3,000,000	780	80%	Corr: 70% Wholesale: 75%	Corr: 70% Wholesale: 75%	780	Corr: 70% Wholesale: 75%	Corr: 65% Wholesale: 70%	Corr: 65% Wholesale: 70%
	760	80%	Corr: 70% Wholesale: 75%	Corr: 70% Wholesale: 75%	760	Corr: 70% Wholesale: 75%	Corr: 65% Wholesale: 70%	Corr: 65% Wholesale: 70%
	740	80%	Corr: 70% Wholesale: 75%	Corr: 70% Wholesale: 75%	740	Corr: 70% Wholesale: 75%	Corr: 65% Wholesale: 70%	Corr: 65% Wholesale: 70%
	720	80%	Corr: 70% Wholesale: 75%	Corr: 70% Wholesale: 75%	720	Corr: 70% Wholesale: 75%	Corr: 65% Wholesale: 70%	Corr: 65% Wholesale: 70%
	700	80%	70%	70%	700	65%	65%	65%
	680	80%	70%	65%	Below 700	N/A	N/A	N/A
	660	75%	65%	65%				
	640	70%	65%	65%				
	Below 640	N/A	N/A	N/A				
$3,000,001 to $3,500,000	780	75%	70%	Corr: 65% Wholesale: 70%	780	Corr: N/A Wholesale: 65%	Corr: N/A Wholesale: 65%	N/A
	760	75%	70%	Corr: 65% Wholesale: 70%	760	Corr: N/A Wholesale: 65%	Corr: N/A Wholesale: 65%	N/A
	740	75%	70%	Corr: 65% Wholesale: 70%	740	Corr: N/A Wholesale: 65%	Corr: N/A Wholesale: 65%	N/A
	720	75%	70%	65%	720	N/A	N/A	N/A
	700	70%	65%	65%	700	N/A	N/A	N/A
	Below 700	N/A	N/A	N/A	Below 700	N/A	N/A	N/A
$3,500,001 to $4,000,000	780	70%	65%	65%	780	N/A	N/A	N/A
	760	70%	65%	65%	760	N/A	N/A	N/A
	740	70%	65%	65%	740	N/A	N/A	N/A
	720	70%	65%	65%	720	N/A	N/A	N/A
	700	65%	65%	65%	700	N/A	N/A	N/A
	Below 700	N/A	N/A	N/A	Below 700	N/A	N/A	N/A

Products - 30-year fixed, 5/1 ARM, 7/1 ARM, Interest Only (5 Yr/30-year Fixed), Interest only - (5 Yr/30-year fixed), Interest Only (10 Yr/40 Year Term)

ARM Requirements - Index - 1 yr CMT Caps 2/2/6
Margin - 3.00 (FICO 760+)
3.25 (FICO - 720-759)
3.50 (FICO - 700-719)
3.75 (FICO - 680-699)
4.00 (FICO - 660-679)
4.25 (FICO - 640-659)
5.00 (FICO - 600-639)

Restrictions - Interest Only:

5 Yr/30 Year Fixed or 5/1 and 7/1 ARM: Min Loan ≥ $250K, Minimum 640 credit score. 10 Yr/40 Year
Term: Min Loan ≥$250K, Minimum 640 credit score
Max 80% LTV/CLTV, Max $3MM Loan Amount
**For all Programs with allowable Subordinate/Secondary Financing: If Subordinate/Secondary Financing is a HELOC, CLTV will be calculated on the greater of the credit line limit or current credit line balance for eligibility.

All properties with loan amounts >$2.0M should be reviewed for consistency within their local market. Acra reserves right to reduce LTVs and Loan Amounts for unique, over-built, or super-improved properties.

Other

Occupancy	Primary Residence, Second Home
Credit Requirements	Applicants with scores from 3 repositories, acceptable with no tradeline overlay. Applicants with 2 or fewer scores the following overlays apply: 2 tradelines & 24 month history, acceptable with no tradeline overlay. 3 tradelines & 12 month history, acceptable with no tradeline overlay. 1 or No Score / Deficient Tradelines: Max 65% LTV/CLTV : 12 mos 0x30 housing history, Full Doc: VOR acceptable, Bank Statement Programs: VOR not acceptable, must be proven by cancelled checks/withdrawals/etc. 1 Reported Score: Use Actual to Max 700; No Score: Price as 700 Tier. Scores & tradelines must be reported under the correct ITIN or SSN to meet requirements

Acra Lending	Non-Prime Program Summary		Effective Date: 11/6/2026
	Primary Residence: Loan Amount, FICO, CLTV	Second Home: Loan Amount, FICO, CLTV	
Housing History	Mortgage History Restrictions 1x30x12: Max CLTV: 80% Purchase & 75% Refi R/T, Refi C/O 0x60x12: Max CLTV: 75% Purchase & 70% Refi R/T, Refi C/O 0x90x12: Max CLTV: 65% 0x120x12: Ineligible		
Credit Events	Bankruptcy & Foreclosure Restrictions ≥ 36 Mo: No Restrictions 24-35 Mo: Max CLTV: 80% Purchase & 75% Refi R/T, Refi C/O 12-23 Mo: Max CLTV: 65% < 12 Mo: Ineligible		
Credit Events Cont	Short Sale, Deed-in-Lieu & Modification Restrictions ≥ 24 Mo: No Restrictions 12-23 Mo: Max CLTV: 80% Purchase & 75% Refi R/T, Refi C/O < 12 Mo: Max CLTV: 75% Purchase & 70% Refi R/T, Refi C/O FB Taken ≤6 Mos: Case-by-case		
FTHB	First Time Homebuyer (FTHB) without satisfactory 12 mos Housing History limited to: 600-699 FICO: MAX CLTV 70% and 43.49% DTI 700-719 FICO: MAX CLTV 80% and 43.49% DTI 720+: FICO: MAX CLTV 80% and 50.49% DTI		
Asset Reserves	CLTV ≤ 75% No Reserve Requirements CLTV 75.01-85% 3 Months CLTV > 85% 6 Months FICO <620 12 Months		
DTI	FICO > 620 Max Back-End DTI: 50.49% FICO < 620 Max Back-End DTI: 43.00% FICO ≥740 & LTV ≤ 60% Max Back-end DTI: 55.00% (when income is qualified utilizing Full Doc, Bank Statements or 1099 Income) See mortgage history: FTHB for restrictions		
Max Cash-in-Hand	**Primary Residence**: LTV > 65 Max Cash-in-Hand: $1,000,000 for loans ≥ $1.5 MM, $500,000 for loans < $1.5MM, LTV ≤ 65% unlimited cash-in-hand allowed. *Delayed financing is capped at $1.5 MM. Texas 50(a)(6) and Texas 50(f)(2) is capped at $1.5MM. **Second Home**: LTV > 65 Max Cash-in-Hand: $1,000,000 for loans ≥ $1.5 MM, $500,000 for loans < $1.5MM, LTV < 65% unlimited cash-in-hand allowed.		
Min Loan amount & restrictions	Min Loan Amount: $100,000 Max Loan Amt: $4,000,000 **Restrictions:** Loan Amount < $150,000 Max CLTV: 80% (Purchase) & 75% (Refinance- R/T & cashout) Loan Amount to be in $50 Increments		
Interest Only	Min Loan amount - $250,000 - Max LA - $3,000,000. Min FICO 640 Max CLTV: 80% (Purchase) & 75% (Refinance- R/T & cashout)		
Seller Concessions	≤ 80% CLTV – Maximum contribution: 6.0%; and >80% CLTV – Maximum contribution: 3.0%.		
Gift funds	Gift funds allowed - **second home**s require a borrower minimum Contribution of 10% of the purchase price (must be borrower's own funds)		
Eligible Borrowers	US Citizen, Permanent Resident Alien, Non-Perm Resident Alien & ITIN		
Borrower Eligibility Restrictions	**PRA** must have an unexpired PRA ID and SSA card/SSA89 **NPRA** must have proof of legal residency which may include an unexpired employment authorization document ("EAD") or valid VISA. • Max Loan Amount: $1.5M; Max CLTV 80% **ITIN** is considered any Non-Permanent Resident that is unable to provide the items listed above. • Max Loan Amount: $1.0M, Min FICO:640 • FICO ≥ 700: Max CLTV: 75%(Purchase) & 70% (Refinance- R/T and cash-out) • FICO > 660 to 699: Max CLTV: 70% (Purchase) & 65% (Refinance- R/T and cash-out) • FICO > 640 to 659: Max CLTV: 65% (Purchase) & 60% (Refinance- R/T and cash-out		
Declining Market	5% CLTV property reduction from the max allowed.		
Eligible Properties	SFR, Townhome, PUD, Warrantable Condo, Non-Warrantable Condo, Condotel, PUDtel, 2-4 Units, Manufactured Homes		
Property Restrictions	**Non-Warrantable Condo** - Max CLTV 80% (purchase) & 75% (R/T & Cash out) - 5% CLTV reduction on Florida properties. **Condotel/PUDtel** -Max CLTV :75% (purchase) 70% (R/T) & 65% (Refi- Cash out), - 5% CLTV reduction on Florida properties. **2-4 Unit** 85% Max CLTV		
Manufactured Home	Max CLTV 65% (purchase) & 60% (R/T & Cashout refi)		
Rural - Unique Property	Max CLTV: 80% (Purchase) & 75% (Rate/Term) & 70% (Cashout). Min FICO 680 - Minus 5% to each above $1.5M. Max 65% $2.0M-$2.5M. Max Loan amount of program is $2.5M If marketing time is excessive or property exhibits unusual, inadequate or peculiar functionality, LTV may be further reduced		
Short Term Rental	Max CLTV 70%		
Escrow Waiver	Max LA - 1.5 million - Max CLTV - 80% - Min FICO - 680 (Primary) & 700 (Second Home)- Mortgage history: no worse than 0x30x24 - Section 35 loans ineligible		
Ineligible States	MA, NY, RI, SD, WV, U.S. Territories		
Eligible Income Doc Types	Full Documentation, Bank Statements: 12 or 24 Months, 1099 Only: 12 or 24 Months, Profit & Loss (P&L): 12 or 24 Months, WVOE, ATR-in-Full, Asset Depletion.		
1099 Only	12 or 24 Mo available for self-employed Borrowers only. Max LTV 80% * No Non- Warrantable Condos, No Rural Properties		
Profit & Loss	* No Non- Warrantable Condos, No Rural Properties 12 or 24 Mo must be prepared by a licensed tax preparer. Min FICO: 660, Max CLTV: 85% (Purchase) & 75% (Refinance- R/T & cashout) Most recent 3 months bank statements supporting the P&L. May be waived when LTV < 70.00% AND credit score > 700.		
WVOE	2-year employment & housing history, no FTHB, Primary Residence only, no 2-4 Units. Min Loan Amt: $150k, Max Loan Amt: $1.0M, Max CLTV: 80% . * No Non- Warrantable Condos, No Rural Properties		

Acra Lending	Non-Prime Program Summary		Effective Date: 11/6/2026
	Primary Residence: Loan Amount, FICO, CLTV	Second Home: Loan Amount, FICO, CLTV	
ATR-in-Full & Asset Depletion	Max CLTV: 80% (Purchase) & 75% (Refinance-R/T & cashout). ATR-in-Full for second homes, borrower's liquid assets must cover balance on both primary residence and subject property.		
1 Year Self Employed	Min FICO 640. Max CLTV: 80% Purchase & R/T refinance, 65% Cashout refinance.		