



THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 06/12/2021

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
≤ 50% LTV	3.625%	3.875%	4.250%	4.500%
≤ 60% LTV	3.875%	4.250%	4.500%	4.750%
≤ 65% LTV	4.250%	4.500%	4.625%	4.875%
≤ 70% LTV	4.625%	4.875%	4.999%	5.250%
≤ 75% LTV	4.875%	4.999%	5.250%	
Margin	3.000%	3.250%	3.500%	3.750%
Max Mtg Late (24-mth)	0 x 30	0 x 30	0 x 30	0 x 30
Max LTVs	"AAA"	"AA"	"A"	"BBB"
Purchase	75%	75%	75%	70%
Rate/Term Refi	70%	70%	70%	70%
Cash Out Refi	70%	70%	70%	65%
CLTV	75%	75%	75%	70%
Seasoning	"AAA"	"AA"	"A"	"BBB"
Mortgage Late(s)	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Mortgage FB or Defer	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths
Bankruptcy	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Foreclosure	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Short Sale/Deed-in Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Adverse Accounts	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years

**ACCOUNT EXECUTIVE
CONTACT
INFORMATION**

ADJUSTMENTS

Description	Rate	Note
Cash-Out Refinance	0.250%	LTV ≤ 65%
	0.375%	LTV > 65%
Personal Bank Stmts	--	
Business Bank Stmts	0.250%	
7/1 Hybrid ARM	--	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	--	Pricing in Grid is for a 5/1 Hybrid ARM
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, All Grades, Avail on 5/1 or 7/1 ARMs
No Mortgage History	0.250%	Maximum 60% LTV/CLTV, No Recent Mortgage Rating
First Time Home Buyer	0.500%	-5% LTV/CLTV, Minimum 24-Month Rental History
< \$ 250,000	0.500%	
≥ \$ 1,000,000	0.250%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 1,500,000	0.375%	Max Cash-in-Hand >60% LTV is \$500,000
> \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% Purch & R/T, -10% C/O, All Grades
		Max Cash-in-Hand >60% LTV is \$500,000
Non Warr Condo	0.375%	-5% LTV/CLTV

LENDER PAID COMPENSATION OR RATE BUYDOWN OPTIONS:			
Movement to:	RATE ADD	POINTS	Payable to:
Add to Rate *Not all tiers are available to every loan.	1.000%	2.000%	Lender Paid Points (LPC) to Broker or as Borrower Credit. Max 2.0 Pts.
	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	-	-	-
Discount to Rate *Not all tiers are available to every loan.	-0.125%	0.375%	Discount Points Due to Acra Lending. Program Floor: 3.625%
	-0.250%	0.750%	
	-0.375%	1.125%	
	-0.500%	1.500%	
	-0.625%	1.875%	

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.**

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
THREE-MONTH BANK STATEMENT PROGRAM Maximum Qualifying Income based on Average Deposits Self Employed Borrowers Only / No NSF's / Positive Balances U.S. Residents Only
Credit Depth: Min three accounts ≥3 years & Mortgage ≥2 years "Recent" Mortgage is within 120 days of Application "Adverse Accounts" include charge offs, collections, tax liens, or judgments
Maximum Debt-to-Income Ratio 50% DTI for ≤65% LTV or 43% DTI for >65% LTV
Reserves Purch/R&T: 6 Months or CO Refi: 12 Months Cash-in-Hand can contribute to Reserves
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance
Interest Only (IO) IO Loans must qualify at max rate at first fully Amortized pymt IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Occupancy Primary Residence Only
Loan Amounts \$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50) Loan Amounts >\$1.0M Require Senior Management Approval Loan Amounts Greater than \$1.5M require Two (2) Appraisals
Property Types SFR / Condos / Townhouse - Property Condition Good
States 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, OH, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY Texas: Purchase or Rate & Term, No Cash Out Refinances

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