

Note Rate	Price
12.750	109.875
12.625	109.750
12.500	109.625
12.375	109.500
12.250	109.375
12.125	109.250
11.999	109.125
11.875	109.000
11.750	108.875
11.625	108.750
11.500	108.625
11.375	108.500
11.250	108.375
11.125	108.250
10.999	108.125
10.875	108.000
10.750	107.875
10.625	107.750
10.500	107.625
10.375	107.500
10.250	107.375
10.125	107.250
9.999	107.125
9.875	107.000
9.750	106.875
9.625	106.750
9.500	106.625
9.375	106.500
9.250	106.375
9.125	106.250
8.999	106.125
8.875	106.000
8.750	105.875
8.625	105.750
8.500	105.625
8.375	105.500
8.250	105.375
8.125	105.250
7.999	105.125
7.875	105.000
7.750	104.875
7.625	104.750
7.500	104.625
7.375	104.500
7.250	104.375
7.125	104.250
7.000	104.125
6.875	104.000
6.750	103.875
6.625	103.750
6.500	103.625
6.375	103.500
6.250	103.375
6.125	103.250
6.000	103.125
5.875	103.000
5.750	102.875
5.625	102.750
5.500	102.625
5.375	102.500
5.250	102.375
5.125	102.250
5.000	102.125
4.875	102.000
4.750	101.875
4.625	101.750
4.500	101.625
4.375	101.500
4.250	101.375
4.125	101.250
4.000	101.125
3.875	101.000
3.750	100.875
3.625	100.750
3.500	100.625
3.375	100.500
3.250	100.375
3.125	100.250
3.000	100.125
2.875	100.000
2.750	99.875
2.625	99.750
2.500	99.625
2.375	99.500
2.250	99.375
2.125	99.250
2.000	99.125
1.875	99.000
1.750	98.875
1.625	98.750
1.500	98.625
1.375	98.500
1.250	98.375
1.125	98.250
1.000	98.125
0.875	98.000
0.750	97.875
0.625	97.750
0.500	97.625
0.375	97.500
0.250	97.375
0.125	97.250
0.000	97.125

BUSINESS PURPOSE / DSCR - PROGRAM LTV AND LOAN AMOUNT MATRIX

Dated: 04/17/2024 V1
Pricing Sheet ID: 380

FICO & LTV	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	Margin
≥750	0.000	0.000	-0.250	-0.500	-1.750	-1.750	3.000
725 - 749	-0.250	-0.250	-0.500	-0.750	-2.000	-3.250	3.250
700 - 724	-0.500	-0.500	-0.750	-1.000	-2.500	-3.500	3.500
675 - 699	-1.250	-1.250	-1.750	-2.000	-3.250	-4.000	3.750
650 - 674	-2.250	-2.500	-2.750	-3.000	-4.500		4.000
625 - 649	-2.750	-3.500	-4.000	-4.250	-4.750		4.250
600 - 624	-5.000	-6.000	-6.500				4.250
575 - 599	-6.000	-7.000	-7.250				5.000



Program Terms							GENERAL INFORMATION
							Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	-0.500	-0.500	-0.500	-0.500	-0.500		If Delayed Financing (meeting Acra's Definition) this fee will not apply to cash-in-hand.
Interest Only (5-YR)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Interest Only (5-Yr)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	30-Term, Min Loan ≥\$250K, Minimum credit score 650, Available on 30-Year Fixed
Interest Only (10-Yr)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650
ITIN	-1.500	-1.750	-1.750	-2.000	-2.000	-2.500	\$1M max loan Amt, 700+ FICO, Max LTV/CLTV is 80% Purchase, Rate/Term, 75% Cash out refinance. 650-699 FICO, Max 70% LTV (Purch; Rate/term, Cash out)
Non Permanent Resident Alien	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	1M Max Loan Amount. Unexpired Visa and EAD required
Foreign Nationals	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	INV Prop, Max 75% Purch / 70% Refi, If LTV>70% Purch, >65% Refi, DSCR≥1.2 required. Price at 700 FICO
FB Taken ≤6 Mth	-0.750	-0.750	-0.750	-0.750			-10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines
<\$200,000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	Max LTV/CLTV 80% Purch / 75% Refi
≥ \$200k < \$500k	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
≥ \$500k ≤ \$2.0M	0.000	0.000	0.000	0.000	0.000	0.000	Subject to applicable Floor Rates
≥ \$1.5M ≤ \$2.0M	0.000	0.000	0.000	0.000	0.000	0.000	Minimum 625 FICO. Max Cash-in-Hand >65% LTV is \$500,000
> \$2.0M ≤ \$3.0M	-1.250	-1.250	-1.250				Minimum 700 FICO. Max Cash-in-Hand >65% LTV is \$500,000; DSCR for all must be >1.1:1.0
Non Warr Condo	-1.000	-1.000	-1.000	-1.000	-1.000		-5% from Max shown on page 2 - must have > 1.0 DSCR
Condotel / PUDtel	-1.500	-1.500	-1.500	-1.500	-1.500		Purch 75% & Refi 65% Max LTV/CLTV (If PUDtel, Price as Condotel in Pricer) - must have ≥ 1.0 DSCR
2 Unit Property	0.000	0.000	0.000	0.000	0.000	0.000	
3-4 Unit Property	0.250	0.250	0.250	0.250	0.250	0.250	
DSCR ≥ .80 to < 1.00	-1.250	-1.250	-1.250	-1.250			Max LTV/CLTV 70% Purch / 65% Refi
No Ratio DSCR	-2.000	-2.000	-2.000				Max LTV 65% Purchase / 55% Refinance, Minimum 650 FICO
1 or No Score / Deficient Tradelines	-0.750	-0.750	-0.750				Where Citizenship Type is not Foreign National, Max 65% LTV/CLTV: DSCR Ratio ≥ 1.1: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier
Short-Term Rentals	-1.250	-1.250	-1.250	-1.250			INV Prop Rented short term / nightly basis, Max 70% Purch / 65% Refi LTV/CLTV
Rural Property	-1.250	-1.250	-1.250	-1.250			Purch 70% & Refi 65% Max LTV/CLTV, \$750k Max loan amount, Min 650 FICO, Minimum 1:1 DSCR
Manufactured Homes	-1.000	-1.000	-1.000	-1.000			Purch 70% & Refi 65% Max LTV/CLTV
Housing 1x30 in prior 12 mths	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	Max 80% LTV/CLTV
Housing 0x60 in prior 12 mths	-2.250	-2.250	-2.250	-2.250	-2.250		Max 75% LTV/CLTV
Housing 0x90 in prior 12 mths	-4.500	-4.500	-4.500				Max 65% LTV/CLTV
BK/FC ≥ 2 to < 3 years	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	Max 80% LTV/CLTV
BK/FC ≥ 1 year to < 2 years	-4.500	-4.500	-4.500				Max 65% LTV/CLTV
SS/DIL/Modification < 2 years	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	Max 80% LTV/CLTV
SS/DIL/Modification <1 year	-2.250	-2.250	-2.250	-2.250	-2.250		Max 75% LTV/CLTV
5-Year Prepay (5x5)	0.000	0.000	0.000	0.000	0.000	0.000	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
5-Year Prepay (Step)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	All INV: 5% / 5% / 5% Prepayment Penalty
3-Year Prepay	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	All INV: 3% Prepayment Penalty
Buy Out Prepay	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	Note PPP restrictions on second page (Max price 98.5)
CEMA Transaction	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
Impound Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	Note waiver restrictions on second page
Declining Value Properties	0.000	0.000	0.000	0.000	0.000	0.000	-5% LTV/CLTV from Max shown on page 2
Minimum Price	Minimum Price: 98.00, Maximum Price 103.00 (Including Lender Paid Compensation plus Lender Credit not to exceed 3.0 pts or \$30K)						

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	FICO	≤\$1.500MM LTV/CLTV	>\$1.500MM ≤\$2.000MM LTV/CLTV	≤\$3.000MM LTV/CLTV
Purchase	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	80%	75%	65%
	≥ 675	80%	75%	-
	≥ 650	75%	75%	-
	≥ 625	75%	70%	-
Rate/Term Refinance	≥ 600	65%	-	-
	≥ 575	65%	-	-
	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
Cash-Out Refinance	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
	≥ 575	65%	-	-
	≥ 750	75%	75%	65%
	≥ 725	75%	75%	65%
				Must have a minimum DSCR of 1.1:1.0

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	RATE LOCK POLICY
Minimum DSCR is ≥0.80 : 1.00	Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.
DSCR = Calculate by dividing (x) reconciled property rents by (y) actual [P]ITIA payments. Minimum DSCR is LTV based.	REQUEST TO WAIVE IMPOUNDS
UW may use higher of actual or market rents: difference is no more than 10% (max \$300). Actual rents must be documented via lease and 2 mos proof of receipt.	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
Foreign Nationals = Qualify and Price on DSCR	FICO minimum: 700
LOAN TERMS	Must be 0x30 over last 24-months for housing payment(s)
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	Not available for Foreign National Product
All Loans require impounding for Taxes & Insurance	STATES
INTEREST ONLY (IO)	Licensed Brokers Only: AZ, CA, ID, MI, MN, MT, NC, NJ, NV, OR, TN, UT, VA
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	Licensed & Unlicensed Brokers: AL, AR, CO, CT, DC, DE, FL, GA, HI, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, NE, NH, NM, NY, OH, OK, PA, RI, SC, TX, VT, WA, WI, WV, WY
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-year term)	Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL on Residential 1-2 with a loan amount <\$312,159; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1 Million
INDEX & ADJUSTMENT CAPS	OCCUPANCY
Floored at Start Rate / 1-Year CMT	Investment (INV)
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	ACH FORM FOR PAYMENTS
LOAN AMOUNTS	Business Entities require ACH - Lender Credit is not applicable
\$100,000 Min. to \$3,000,000 Max. (Round-down to \$50)	FEES
Loan Amounts >\$3.0M are considered by Sr Mgmt on a case-by-case.	Closing in an Entity \$495.00
Loan Amounts for Refinance > \$1.5M requires two (2) Appraisals	Closing in a Trust \$395.00
Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals	Underwriting Fee Wholesale \$1,750.00
PROPERTY TYPES	
SFR / Condos / Townhouse / 2-4 Units	
Non-Warrantable Condos - Reference Lender Guidelines	

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