



JUMBO PRIME WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 06/23/2021
8:30:AM (Pac)
v1

PRICING TABLE - 30-Year Fixed Term

Note Rate	30-Day Lock	45-Day Lock	60-Day Lock
2.375%	96.620	96.527	96.402
2.500%	97.228	97.134	97.009
2.625%	97.780	97.687	97.562
2.750%	98.242	98.148	98.023
2.875%	98.759	98.665	98.540
3.000%	99.190	99.096	98.971
3.125%	99.632	99.538	99.413
3.250%	99.972	99.878	99.753
3.375%	100.331	100.238	100.113
3.500%	100.655	100.562	100.437
3.625%	100.864	100.771	100.646
3.750%	101.127	101.034	100.909
3.875%	101.331	101.237	101.112
4.000%	101.476	101.382	101.257
4.125%	101.613	101.519	101.394
4.250%	101.759	101.666	101.541
4.375%	101.934	101.840	101.715
4.500%	102.153	102.059	101.934
Lock Expiration:	07/23/2021	08/07/2021	08/22/2021
Maximum Pricing: 101.500%			
15 Day Extension (max 2) at cost of: -0.125			
Best Efforts Pricing, Pricing Locked consistent to Acra Lending Policy			

FICO x CLTV PRICE ADJUSTMENTS

	≤ 60%	≤ 65%	≤ 70%	≤ 75%	≤ 80%	≤ 85%	≤ 90%
≥ 800	0.450	0.400	0.350	0.300	0.200	-0.400	-0.750
≥ 760	0.350	0.350	0.250	0.150	0.000	-0.880	-1.250
≥ 740	0.300	0.300	0.100	0.000	-0.300	-1.250	-1.750
≥ 720	0.150	0.150	0.000	-0.250	-0.600	-1.500	-2.000
≥ 700	0.000	0.000	-0.200	-0.500	-1.000	-1.750	-2.500
≥ 680	-0.100	-0.150	-0.350	-0.900	-1.400	-2.250	
≥ 660	-0.200	-0.400	-0.700	-1.400	-2.000		

OTHER PRICE ADJUSTMENTS

	≤ 60%	≤ 65%	≤ 70%	≤ 75%	≤ 80%	≤ 85%	≤ 90%
Self Employed	0.000	0.000	-0.050	-0.100	-0.150	-0.200	-0.250
Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Cash Out Refi	-0.500	-0.750	-1.000	-1.250	-1.500		
Second Home	0.000	-0.125	-0.250	-0.375	-0.500		
Inv Prop	-1.000	-1.250	-1.500	-1.750			
Condo	0.000	0.000	-0.100	-0.200	-0.300	-0.500	
Units, 2-4	0.000	-0.050	-0.100	-0.250	-0.500	-0.750	-1.000

PRODUCT MATRIX

Property Type	Occupancy	Transaction	Max Loan Amount	LTV	CLTV-HCLTV	FICO
SFD, PUD	Primary Residence	Purchase	\$1,000,000	90%	90%	700
SFD, 1-4 units, Condo, Co-op, PUD	Primary Residence	Purchase / Rate Term Refinance	\$1,000,000	80%	80%	660
			\$1,500,000	85%	85%	680
			\$2,500,000	75%	75%	720
		Cash Out Refinance	\$3,000,000	70%	70%	740
			\$1,000,000	80%	80%	680
			\$1,500,000	75%	75%	700
SFD, PUD	Second Home	Purchase / Rate Term Refinance	\$2,000,000	70%	70%	
		Cash Out Refinance	\$1,000,000	80%	80%	680
SFD, PUD	Second Home	Cash Out Refinance	\$1,500,000	70%	70%	700
Condo, Co-op	Second Home	Cash Out Refinance	\$1,500,000	60%	60%	720
SFD, PUD, Condo	Investment Home	Purchase / Rate Term Refinance	\$1,000,000	75%	75%	
			\$1,500,000	70%	70%	700
Co-op	Investment Home	Purchase / Rate Term	\$1,500,000	60%	60%	720
SFD, PUD	Investment Home	Cash Out Refinance	\$1,500,000	60%	60%	700
Condo, Co-op	Investment Home	Cash Out Refinance	\$1,500,000	60%	60%	720

Administration / Underwriting / Commitment Fee - \$1,295

***Broker Origination Points and Fees are limited to the maximum allowable by Qualified Mortgage thresholds.**

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GENERAL INFORMATION

Loan Amount: Minimum loan amount is \$1 greater than the Conforming Limit.
Income / Employment: Full income documentation only. Must meet Appendix Q. Max DTI Ratio: 43.0% ≤ 85% or 40.0% >85% LTV. IRS Form 4506-T Required prior to closing.
Credit Report: Tri-merged credit report. Alternative credit not permitted. No mortgage late payments, including subordinate liens, in prior 6 months (to date of loan application). No more than one 30-day mortgage late payment (no rolling), including subordinate liens, in prior 24 months (to date of loan app). Minimum Credit Depth: • Three (3) trade lines from traditional credit sources that reported for 24 months or more • One (1) must be open and active for the last 12 months Derogatory / Adverse Credit None in the past seven (7) years: • Bankruptcy, Foreclosure, Deed-in-Lieu of Foreclosure None in the past four (4) years: • Short Sale, Pre-foreclosure sale, and Loan Modification
Reserve Requirements • 6 months PITIA required for: Primary Residence • 9 months PITIA required for: Primary Residence with > 80% LTV / CLTV > 85% • 12 months PITIA required for Primary Residence with > 85% LTV / CLTV > 90%, 2-4 Unit properties, Second / Vacation Homes, Investment Homes, and Loan Amount > \$1M • For each additional financed property owned add 6 months PITIA reserves for each property
Maximum Cash Out \$500,000 for ≤ 50% LTV / CLTV / HCLTV \$350,000 for > 50% LTV / CLTV / HCLTV
Occupancy Limitation Second homes are not permitted on 2-4 unit properties.
Appraisal For loans amounts ≤ \$1.5M – One (1) Full Appraisal; greater than \$1.5M – Two (2) Full Appraisals
Refinance of Properties Previously Listed For Sale Ineligible if listed for sale in last six (6) months
Rate Lock Policy Reference separate policy for full details.
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, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi Additional Guidelines Apply.