

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	107.750
10.625	107.500
10.500	107.250
10.375	107.000
10.250	106.750
10.125	106.500
9.999	106.250
9.875	106.000
9.750	105.750
9.625	105.500
9.500	105.250
9.375	105.000
9.250	104.750
9.125	104.500
8.999	104.250
8.875	104.000
8.750	103.750
8.625	103.500
8.500	103.250
8.375	103.000
8.250	102.750
8.125	102.500
7.999	102.250
7.875	102.000
7.750	101.750
7.625	101.500
7.500	101.250
7.375	101.000
7.250	100.750
7.125	100.500
7.125	100.250
6.999	100.000
6.999	99.750
6.875	99.500
6.875	99.250
6.750	99.000
6.750	98.750
6.625	98.500
6.625	98.250
6.500	98.000

BUSINESS PURPOSE / NOO DTI - 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	-0.250	-0.250	-0.500	-1.250	-1.500	3.000
725 - 749	-0.250	-0.250	-0.500	-0.500	-1.250	-1.750	3.250
700 - 724	-0.250	-0.500	-0.500	-0.750	-1.500	-2.250	3.500
675 - 699	-0.500	-0.750	-1.000	-1.250	-2.000	-2.750	3.750
650 - 674	-1.750	-2.250	-2.500	-2.750	-3.250		4.000
625 - 649	-3.000	-3.750	-4.250	-4.500	-5.000		4.250
600 - 624	-4.250	-5.250	-5.500				4.250
575 - 599	-5.750	-6.750	-7.500				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
FB Taken ≤ 6 months	-0.750	-0.750	-0.750	-0.750			-10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines
Alt Doc - Bk Stmt	0.000	0.000	0.000	0.000	0.000	0.000	Minimum 600 FICO
1099 / P & L Only	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	Minimum 600 FICO - Refer to general information on page 2
1 Year Self-Employed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	Min 650 FICO. Max 80% Purchase Rate and Term, Max 65% Cash Out
1 or No Score / Deficient Tradelines	-0.750	-0.750	-0.750				Where Citizenship Type is not Foreign National, Max 65% LTV/CLTV: Full Doc: 24mos 0*30 housing history. 1 Score: Use Actual to Max 700; No Score: Price as 700 Tier
<\$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
Non Warr Condo	-1.000	-1.000	-1.000	-1.000	-1.000		-5% from Max shown on page 2 Max 75% LTV/CLTV
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)
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	
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
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		-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%	-
	≥ 600	65%	-	-
Rate/Term Refinance	≥ 750	80%	75%	65%
	≥ 725	80%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-
Cash-Out Refinance	≥ 750	75%	75%	65%
	≥ 725	75%	75%	65%
	≥ 700	75%	70%	65%
	≥ 675	75%	70%	-
	≥ 650	70%	65%	-
	≥ 625	70%	-	-
	≥ 600	65%	-	-

GENERAL INFORMATION - NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	
Full Doc = 1 or 2 yr W2 + Pay Stubs / Wage Earner or 1040's + P&L / SE or Commission	
Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only	
1099 Only = Self Employed Only - all occupancy types allowed	Minimum 600 credit
P&L Programs = 1 or 2 year P&L statement required prepared by third party	No multifamily properties No Rural Properties No Non-Warrantable Condos 80% Max LTV
MAXIMUM DEBT-TO-INCOME RATIO	
50% Back End	
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)	
Consumer IO Loans qualify at max rate at first fully Amortized pymt	
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	
IO Loan is 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-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	
Investment (INV)	
ACH FORM FOR PAYMENTS	
Business Entities require ACH - Lender Credit is not applicable	
LOAN AMOUNTS	
\$100,000 Minimum to \$4,000,000 Maximum (Round-down to \$50)	
Loan Amounts > \$4.0M are considered by Sr Mgmt on a case-by-case	
Loan Amounts for Refinance > \$1.5M requires two (2) Appraisals	
Loan Amounts for Purchase > \$2.0M requires two (2) Appraisals	
PROPERTY TYPES	
SFR / Condos / Townhouse / 2-4 Units	
Non-Warrantable Condos - Reference Lender Guidelines	
RATE LOCK POLICY	
Reference separate policy for full details. Rate locks for 45-day period from Submission Date with Conditional Loan Approval.	
REQUEST TO WAIVE IMPOUNDS	
Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M	
FICO minimum: 700	
Must be 0x30 over last 24-months for housing payment(s)	
Not available for Foreign National Product	
STATES	
Licensed Brokers Only: AZ, CA, ID, MI, MN, MT, NC, NJ, NV, OR, TN, UT, VA	
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	
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	

FEES	
Closing in an Entity	\$495.00
Closing in a Trust	\$395.00
Underwriting Fee Wholesale	\$1,750.00

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