

BUSINESS PURPOSE / NOO DTI PROGRAM - WHOLESALE

Dated: 09/05/2025 V1
Pricing Sheet ID: 540-541

45-Day Price	
Note Rate	Price
6.250	98.750
6.375	99.500
6.500	100.000
6.625	100.500
6.750	101.000
6.875	101.500
6.999	101.750
7.125	102.000
7.250	102.250
7.375	102.500
7.500	102.750
7.625	103.000
7.750	103.250
7.875	103.500
7.999	103.750
8.125	104.000
8.250	104.250
8.375	104.500
8.500	104.750
8.625	105.000
8.750	105.250
8.875	105.500
8.999	105.750
9.125	106.000
9.250	106.250
9.375	106.500
9.500	106.750
9.625	107.000
9.750	107.250
9.875	107.500
9.999	107.750
10.125	108.000
10.250	108.250
10.375	108.500
10.500	108.750
10.625	109.000
10.750	109.250
10.875	109.500
10.999	109.625
11.125	109.750
11.250	109.875
11.375	110.000
11.500	110.125
11.625	110.250
11.750	110.375
11.875	110.500
11.999	110.625
12.125	110.750
12.250	110.875
12.375	111.000
12.500	111.125
12.625	111.250
12.750	111.375
12.875	111.500
12.999	111.625

FICO & LTV	≤50.00%	50.01-55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	Points
≥ 780	0.750	0.625	0.500	0.500	0.250	0.000	-2.000	0.000
760 - 779	0.750	0.625	0.500	0.500	0.250	0.000	-2.000	0.000
740 - 759	0.500	0.500	0.375	0.250	0.250	0.000	-2.250	0.000
720 - 739	0.500	0.500	0.375	0.250	0.250	0.000	-2.250	0.000
700 - 719	0.500	0.500	0.375	0.250	0.000	-0.250	-2.750	0.000
680 - 699	-1.000	-1.125	-1.250	-1.500	-2.250	-3.000	-4.750	0.000
660 - 679	-3.500	-3.750	-4.000	-4.250	-4.500	-5.000	-7.250	0.000
640 - 659	-5.500	-6.000	-6.250	-6.750	-7.250	-10.250	N/A	0.000
620 - 639	-8.750	-9.500	-9.750	-10.250	N/A	N/A	N/A	0.000
600 - 619	-9.750	-10.500	-10.750	N/A	N/A	N/A	N/A	2.000

FICO & LTV	Margin
≥ 780	3.000
760 - 779	3.000
740 - 759	3.250
720 - 739	3.250
700 - 719	3.500
680 - 699	3.750
660 - 679	4.000
640 - 659	4.250
620 - 639	5.000
600 - 619	5.000

Program Terms	GENERAL INFORMATION						
	≤50.00%	50.01-55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%
Cash-Out Refinance	0.000	0.000	0.000	-0.250	-0.500	-0.750	N/A
Interest Only (5-YR)	0.000	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250
Interest Only (5-YR)	0.000	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250
Interest Only (10-Yr)	0.000	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250
ITIN	-1.500	-2.000	-2.000	-2.500	-3.000	N/A	N/A
Non Permanent Resident Alien	-0.500	-0.750	-0.750	-1.000	-1.250	-1.500	-1.750
Alt Doc - Bk Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Asset Depletion	0.000	0.000	0.000	-0.500	-0.750	-1.250	-1.625
1099 / P & L Only	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
1 Year Self-Employed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
1 or No Score / Deficient Tradelines	-0.250	-0.750	-0.750	-0.750	N/A	N/A	N/A
<\$200,000	-0.500	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250
≥ \$200k < \$350k	0.000	0.000	0.000	-0.250	-0.500	-0.750	-1.000
≥ \$350k ≤ \$1.5M	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
> \$1.5M ≤ \$2.0M	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
> \$2.0M ≤ \$3.0M	-0.500	-1.000	-1.000	-1.750	N/A	N/A	N/A
Non Warr Condo	-1.000	-1.000	-1.000	-1.000	-1.250	-1.500	-2.000
Condotel / PUDtel	-1.250	-1.250	-1.250	-1.500	-1.750	-2.000	N/A
2 Unit Property	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3-4 Unit Property	0.000	0.000	0.000	-0.250	-0.500	-0.750	-1.000
Short-Term Rentals	-0.500	-0.750	-0.750	-1.250	-1.750	-2.250	N/A
Rural Property	-0.500	-1.500	-1.500	-1.750	-2.000	-2.750	N/A
Manufactured Homes	-1.250	-1.750	-1.750	-2.000	N/A	N/A	N/A
Housing 1x30 in prior 12 mths	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Housing 0x60 in prior 12 mths	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	N/A
Housing 0x90 in prior 12 mths	-4.500	-4.500	-4.500	-4.500	N/A	N/A	N/A
BK/FC ≥ 2 to < 3 years	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
BK/FC ≥ 1 year to < 2 years	-4.500	-4.500	-4.500	-4.500	N/A	N/A	N/A
SS/DIL/Modification < 2 years	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
SS/DIL/Modification <1 year	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	N/A
5-Year Prepay (5x5)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5-Year Prepay (Step)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
3-Year Prepay (3x5)	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
3-Year Prepay (3x3)	0.000	0.000	0.000	-0.500	-0.500	-0.500	-0.500
2-Year Prepay (2x3)	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-0.750
1-Year Prepay (1x3)	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000
Buy Out/ No Prepay	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
CEMA Transaction	-0.500	-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	-0.500
Declining Value Properties	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Minimum & Maximum Price	
Minimum Price	98,000
<620 FICO No LPC/LC - Maximum Price	100,000
No Prepay - Maximum Price	100,000
(.500 Point Origination Fee to Acra)	
Broker Compensation must be	
Borrower Paid - Not eligible for Lender Paid	
Maximum LC (Lender Credit)	101,000
Maximum Price	103,000
(Including LPC/LC not to exceed 3.0 pts or \$30K)	

Lender Fees	
Underwriting Fee	\$ 1,750.00
Redraw Fee	\$ 295.00
Closing In a Trust	\$ 395.00
Closing In a Entity	\$ 495.00

Lock Extension	
14-Day Lock Extension	-0.750
Maximum Allowed Extension Count: 1	

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