

Loan Amount, FICO, CLTV Requirements				
Loan Amount	Min FICO	Purchase	Rate & Term	Cash-Out <sup>1</sup>
≤ \$2,000,000	730	80%	80%	75%
	721	70%	70%	65%
	700	60%	60%	55%
<sup>1</sup> When LTV > 65% Max Cash-in-Hand: \$1,000,000 for loans ≥ \$1,500,000, \$500,000 for loans < \$1,500,000. When LTV ≤ 65%, unlimited cash-in-hand allowed.				

Loan Amount Requirements	
Minimum Loan Amount: \$100,000	Maximum Loan Amount: \$2,000,000
Restrictions	
Loan Amount < \$350,000 or Loan Amount > \$1,500,000, Max CLTV: 75.00%	

Income Documentation & Debt Ratio Requirements	
Eligible Income Documentation Types	
<b>Debt Service Coverage Ratio (DSCR):</b> When calculating the DSCR, Acra will use the greater of the market rent as established on the 1007 or 1025, or actual rent. When using actual rent, the actual rent must be documented via evidence of 3 months' proof of receipts and the lease must be in place for at least 3 months after the loan closing. This applies to long-term rents only and is not appropriate for short-term rentals.	
Minimum Debt Service Coverage Ratio (DSCR)	
1.20	

Borrower Citizenship Requirements	
Eligible Borrower Citizenship Types	
US Citizen, Permanent Resident	
Restrictions	
Permanent Resident must have an unexpired PRA ID and SSA card/SSA89	
Loan Purpose Requirements	
Eligible Loan Purpose Types	
Purchase, Rate & Term Refinance, Cash-Out Refinance, Delayed Financing	
Restrictions	
Debt Service Coverage Ratio (DSCR) Cash-Out Refinance Transactions requires current lease agreement	
Vacant properties ineligible	
Occupancy Requirements	
Eligible Loan Purpose Types	
Non-Owner Occupied	
Restrictions	
Short-Term Rentals (STR) ineligible	

Subject Property Requirements
Eligible Property Types
SFR, Townhome, PUD, Warrantable Condo, Two-Units
Restrictions
Two-Units, Warrantable Condo, Max CLTV: 75.00%
Rural Properties, Condotels, Non-Warrantable Condos ineligible

Subject Property Location Requirements
Ineligible State: Non-Owner Occupied
AK, ND, SD, U.S. Terrs.
Restrictions
Declining Markets: Decrease "Loan Amount, FICO, CLTV Requirements" Maximum CLTV by 5.00%

Borrower Credit History Requirements
Credit Score & Tradelines Requirements
<b>Decisioning Credit Score:</b> Primary Wage Earner middle score. For loans that close in the name of an entity, use the highest middle score of the personal guarantors, presuming equal percentages of ownership. If ownership percentages differ, use the individual with the highest concentration of ownership.
<b>Tradelines:</b> Applicants with scores from 3 repositories are deemed to be acceptable with no tradeline overlay. 2 tradelines & 24 month history or 3 tradelines & 12 month history for applicants with 2 or fewer scores.
Housing History
0x30x12
First Time Homebuyer (FTHB) ineligible for this program
Previous Credit Events (PCEs)
48 Mo Seasoning

Escrow Waiver Requirements
Max Loan Amount: \$1.5M
Restrictions
0x30x24 Mortgage History required, Section 35 loans ineligible

Product Requirements
Eligible Product Types
30 Yr Fixed, 5 Yr ARM, 30 Yr Fixed Interest-Only, 5 Yr ARM Interest-Only
ARM Requirements
Index: 1 Yr CMT Caps: 2/2/6 Margin: 3.00 (FICO: 760+), 3.25 (FICO: 720-759), 3.50 (FICO: 700-719)
Restrictions
Interest-Only (5 Yr Term), Max CLTV: 75.00%

Reserve Requirements
6-months Reserves required for CLTV > 75.00%
Restrictions
See guidelines for unacceptable source of funds

Prepayment Penalty Requirements	
Prepayment Penalty Structures	
5 Year	5% Fixed (5% / 5% / 5% / 5% / 5%) or Sequential Stepdown (5% / 4% / 3% / 2% / 1%)
3 Year	5% Fixed (5% / 5% / 5%) or 3% Fixed (3% / 3% / 3%)
2 Year	3% Fixed (3% / 3%)
1 Year	3% Fixed (3%)
No Prepay	
Prepayment Penalty Restrictions	
IL	BUY-OUT all Residential 1-4 to an INDIVIDUAL if interest rate is >8.0%
KS	BUY-OUT all Residential 1-4
MD	BUY-OUT all loans
MI	BUY-OUT all Residential 1-4
MN	BUY-OUT all Residential 1-4
MS	If property is Residential single unit Options are 5 Yr (step), 3 Year (3*3), 2 Yr (2*3), or 1 Yr (1*3)
NJ	BUY-OUT all loans closing in name of an INDIVIDUAL
NM	BUY-OUT all Residential 1-4
OH	BUY-OUT all Residential 1-2
PA	BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$319,777
RI	BUY-OUT if a PURCHASE transaction
VA	BUY-OUT all Residential 1-4 closed in the name of an individual
VT	BUY-OUT for loans < \$1 Million