

| Loan Amount, FICO, CLTV Requirements | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-------------|-----------------------|
| Loan Amount | Min FICO | Purchase | Rate & Term | Cash-Out ¹ |
| ≤ \$2,000,000 | 730 | 80% | 80% | 75% |
| | 721 | 70% | 70% | 65% |
| | 700 | 60% | 60% | 55% |
| ¹ When LTV > 65% Max Cash-in-Hand: \$1,000,000 for loans ≥ \$1,500,000, \$500,000 for loans < \$1,500,000. ² 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% | |
| Loan Amount to be in \$50 Increments. | |

| Income Documentation & Debt Ratio Requirements | |
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| Eligible Income Documentation Types | |
| Debt Service Coverage Ratio (DSCR): 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 | |

| 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 |
| Short-Term Rentals (STR) 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 |
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| Credit Score & Tradelines Requirements |
| Decisioning Credit Score: 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. |
| Tradelines: 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 |
| Previous Credit Events (PCEs) |
| 48 Mo Seasoning |
| First Time Homebuyer (FTHB) ineligible for this program |

| 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 1) BUY-OUT all Residential 1-4 if to an ENTITY OR INDIVIDUAL and loan amount is ≤\$250,000
2) BUY-OUT all Residential 1-4 if to an INDIVIDUAL and loan amount is >\$250,000 and interest rate is >8%

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

