Dated: 01/01/2021

NON PRIME WHOLESALE
RESIDENTIAL RATE SHEET & MATRIX

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
LTV Threshold	Primary Residence or Secondary Home Transactions						
≤ 50% LTV	3.750%	3.999%	4.375%	4.500%	4.625%	5.250%	6.125%
≤ 60% LTV	3.999%	4.375%	4.625%	4.750%	4.999%	5.625%	6.625%
≤ 65% LTV	4.375%	4.625%	4.750%	4.875%	5.125%	5.875%	7.125%
≤ 70% LTV	4.500%	4.750%	4.875%	5.125%	5.375%	6.125%	7.375%
≤ 75% LTV	4.750%	4.875%	5.125%	5.375%	5.750%		
≤ 80% LTV	4.875%	5.125%	5.375%	5.875%	6.750%		
≤ 85% LTV	5.750%	6.250%	6.625%				
≤ 90% LTV	6.750%	6.875%					
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Purchase	90%	90%	85%	80%	80%	70%	70%
Refinance	80%	80%	80%	75%	75%	70%	70%
CLTV**	90%	90%	85%	80%	80%	70%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 600	≥ 575
LTV Threshold	Investor Property (DSCR) Transactions						
≤ 50% LTV	4.500%	4.999%	5.250%	5.500%	5.999%	6.125%	6.999%
≤ 60% LTV	4.750%	5.250%	5.375%	5.625%	6.250%	6.750%	7.750%
≤ 65% LTV	5.125%	5.375%	5.500%	5.999%	6.625%	7.375%	8.250%
≤ 70% LTV	5.250%	5.500%	5.875%	6.250%	6.875%	7.999%	9.250%
≤ 75% LTV	5.375%	5.750%	6.250%	6.375%	6.999%		
≤ 80% LTV	5.999%	6.750%	7.125%				
Max LTVs	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Purchase	80%	80%	80%	75%	75%	70%	70%
Refinance	70%	70%	70%	70%	70%	65%	65%
CLTV**	80%	80%	80%	75%	75%	70%	70%

DSCR minimum is (i) 1.0 : 1.0 for (a) LTVs >70% or (b) "B"/"CCC" Grades (all LTVs), or (ii) must have 12-months reserves for negative cashflow, if applicable.

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	5.000%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 90
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"CCC"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	Settled	Settled

** CLTV +5% for LTV -5%, Can not exceed 80% MAX CLTV,
Max Adjustment is 5% CLTV Increase

ADJUSTMENTS

Description	Rate	Note
Cash-Out Refinance	0.250%	Apply for LTVs > 70%
Second Home	0.500%	Add to Primary Table, Max LTV from DSCR Table
Investor (DTI)	0.500%	Add to Primary Table, Max LTV from DSCR Table
Alt Doc - Bk Stmts	--	Credit Grades AAA to B
ATR-in-Full	0.500%	Credit Grades AAA to B (or Asset Depletion as additional source)
7/1 Hybrid ARM	--	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	--	Pricing in Grid is for a 5/1 Hybrid ARM
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥$250K, Grades AAA to BB, Avail on 5/1 or 7/1
ITIN	0.500%	Purch -5% & Refi -10% LTV/CLTV (Max 80% LTV/CLTV), $1M max loan Amt
Foreign Nationals	0.375%	Investor Property Only, Max 70% Purchase / 65% Refinance, Price on "A"
Business LLC Borrower	0.250%	Loan to US Business Entity requires Personal Guarantee, Additional Guidelines
Forbearance ≤90 Days	0.375%	Purch 70% & Refi 65% Max LTV/CLTV, 12-Months Reserves, Additional Guidelines
Forbearance ≤180 Days	0.250%	Purch 80% & Refi 70% Max LTV/CLTV, 6-Months Reserves, Additional Guidelines
< $ 150,000	0.375%	
> $ 1,000,000	0.125%	Max 85%
> $ 1,500,000	0.250%	-5% LTV/CLTV, Primary minimum "B", Investor minimum "BB" Max Cash-in-Hand >60% LTV is $300,000
> $ 2,000,000	0.500%	Primary Only, -10% LTV/CLTV (max 75%), minimum "BB" Max Cash-in-Hand >50% LTV is $500,000
> $ 3,000,000	0.625%	Primary Only, 65% Max LTV/CLTV, minimum "A" Max Cash-in-Hand >50% LTV is $500,000
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.500%	Purch 75% & Refi 70% Max LTV/CLTV
2-4 Unit Property	0.375%	Max 85% LTV/CLTV
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, $750k max loan Amt, Min "BB" Grade
3-Year Prepay	--	All INV: 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
2-Year Prepay	0.250%	All INV: 2% / 1% Sequential Stepdown Prepayment Penalty
1-Year Prepay	0.500%	All INV: 2% Prepayment Penalty
Buy Out Prepay	1.00 pt	Not applicable if Transaction is on Primary Residence or 2nd Home
Lender Paid Comp	2:1	Investor Prop Only, Max 3.0 Points, Requires ≥2-Year PPP, 0.125% Increments
Rate Buy Down	3:1	Program Floor of 3.750% (Primary), 4.250% (2nd) & 4.250/ 4.500% (Inv DTI/DSCR))

Administration / Underwriting / Commitment Fee - $1,295

***Broker Origination Points and Fees are limited to the lesser of (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.**

CONTACT YOUR LOCAL ACCOUNT EXECUTIVE

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS

Income Documentation
Full Doc = W2 + Pay Stubs / Wage Earner
or 1040's + P&L / Self-Employed or Commission
Alt Doc = 12 Personal or Business Bank Stmts / SE Only
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only)
Max LTV / CLTV 75% / 70% for Purchase / Refi respectively
DSCR = Calculate by dividing (x) reconciled property rents by
(y) actual [P]ITIA payments. Minimum DSCR is LTV based.
Foreign Nationals = Qualify and Price on DSCR

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
>85% LTV requires (i) Full Doc or Bk Stats & (ii) 12-months Reserves

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)

Index & Adjustment Caps
Floored at Start Rate / 1-Year CMT
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap

Occupancy
Primary / Second Home / Investment (INV)

Reserve Requirement
None for ≤ 65% LTV, 6 Months for > 65%, & 12 Months for > 85%

Loan Amounts
$100,000 Minimum to $4,000,000 Maximum (Round-down to $50)
Loan Amounts >$1.0M Require Senior Management Approval
Loan Amounts >$1.5M requires two (2) Appraisals

Property Types
SFR / Condos / Townhouse / 2-4 Units
Non-Warrantable Condos - Reference Lender Guidelines

Rate Lock Policy
Referernce separate policy for full details. Rate locks for 30-day period with
Conditional Loan Approval and extension for Closing.

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, & WY
Texas - Primary: Purch & R/T & INV or 2nd Home: Purch & Refi

NMLS ID #144549

25531 Commercentre Drive, Suite 160, Lake Forest CA 92630 | (888) 800-7661 | www.acralending.com