

Minimum Submission Requirements

- ☐ COMPLETE SMALL BALANCE MULTIFAMILY LOAN APPLICATION
- ☐ APPRAISAL & ENVIRONMENTAL SURVEY INFORMATION (Included within Application)
- ☐ DETAILED RENT ROLL (Included within Submission Package)
- ☐ PROPERTY OPERATING STATEMENT (Included in Submission Package)
- ☐ PURCHASE CONTRACT/ESTIMATED PAYOFF
- ☐ COMPLIANCE DOCUMENTS (Included in Submission Package)
 - ▶ ACRA ECOA Anti-Discrimination Notice
 - ▶ ECOA Right to Appraisal
 - ▶ E-Consent Agreement
 - ▶ Mortgage Fraud Disclosure
 - ▶ USA Patriot Act Disclosure

At the discretion of the underwriter, additional documents may be required on a case-by-case basis.

**Once your file is ready to be submitted,
please upload the submission for your Account Executive to review.**

Please upload submission to:

<https://acralending.com/broker-portal/#wholesale-file-upload>

Corporate Office:

3 Ada Parkway, Suite 200A
Irvine, CA 92618
(888) 800-7661

Loss Payee Clause:

CITADEL SERVICING CORPORATION
ISAOA
3 Ada Parkway, Suite 200A
Irvine, CA 92618
ACRA LOAN #: (reference loan approval)

Index and Adjustment Caps:

- Floor at Start Rate / Index is 1yr. CMT
- 2% Initial Cap / 2% Annual Cap / 6% Life Cap
- Margin per credit grade

For additional forms, visit:

<https://acralending.com/broker-resources/#forms>

Note: Any applications for loans, and any documents, forms and/or information in support thereof ("Loan Application") emailed to your Account Executive shall not be considered a loan submission. Upon speaking with your Account Executive, you will be advised of the process and procedures for submitting a Loan Application to AcraLending. Should you have questions regarding TILA-RESPA Integrated Disclosures and how they impact your business, please consult your legal counsel.

COMMERCIAL LOAN APPLICATION

(Business Purpose Loans - Entity)

SUBMITTING PARTY INFORMATION

Acra AE: _____ Broker ☐ Referrer ☐ Name: _____
 Broker Co: _____ Address: _____
 Phone: _____ Email: _____ Broker Points: _____ Broker Fee: _____
 Corp NMLS#: _____ Branch NMLS#: _____ MLO NMLS#: _____
 Lender Paid: ☐ Yes ☐ No
 Contact for Appraiser: _____ Phone: _____ Email: _____

SUBJECT PROPERTY & LOAN INFORMATION

SFR-DSCR: ☐ Ratio: _____ 2-4 units ☐ Condo ☐ Int. Only: ☐ 5yr-5/1 arm ☐ 5yr-7/1 arm ☐ 10yr-10/1 arm
 Prepay: ☐ 5/5/5/5/5 ☐ 5/4/3/2/1 ☐ 5/5/5 Fixed: ☐ 30yr ☐ 5yr I/O ☐ 7yr I/O ARM: ☐ 5/1 ☐ 7
☐ 3/3/3 ☐ 3/3 ☐ 3 Credit Grade: _____

SFR Bridge: ☐ _____ units **Multi-Family ("MF") Bridge:** ☐ _____ units **MF Long Term ("LT"):** ☐ _____ units
 Vacant Units: _____ Purchase: ☐ Refi R&T: ☐ Refi C/O: ☐ CEMA: ☐ MF Long Term Ratio: _____
 MF Long Term Prepay: ☐ 5/5/5/5/5 ☐ 5/5/5 (SFR & MF Bridge prepay: ≥ 3 months, underwriting TBD)

Subject Prop. Address: _____ City: _____ State: _____
 Zip: _____
 Purchase Price: _____ Closing Date: _____ Current Loan Bal. (Refi only): _____
 Acquisition Date (Refi only): _____ Requested Loan Amount: _____

PRE-APPROVAL or REQUESTED LOAN DETAILS (provide information as applicable):

Rate: _____ Acra Points: _____ Acra Fee: _____ Exit Fee: _____ Months Reserves: _____
 Appraisal Submitted: ☐ Yes ☐ No Company: _____ Appraiser Name: _____
 Phone: _____ Email: _____

REHABILITATION LOAN DETAILS (required if rehab; do not complete if no-rehab):

Loan Amount: _____ Inclusive of Rehab Dollars? Yes ☐ No ☐
 Rehab Budget: _____ As-Is Value: _____ After Repair Value: _____
 Exit Strategy: ☐ Hold ☐ Sell Guarantor Rental Properties Owned: # Rehab Properties:

Acra AE Notes and/or Borrower Description of Rehabilitation Scope of Work:

COMMERCIAL LOAN APPLICATION

(Business Purpose Loans)

BORROWER ENTITY & MEMBER INFORMATION

Entity Name: _____ State of Creation: _____

Entity Address: _____ City: _____ State: _____ Zip: _____

Date of Creation: _____ EIN#: _____

Please provide the names of ALL individuals with ANY ownership interest in the entity

Individual List of Names (all persons with ownership interest in the borrowing entity- match names on entity documentation)	Percentage of Ownership
Total:	100%

Entity owners with a 20% or greater interest to provide the following information:

Guarantor 1 Name:_____ **Date of Birth:**_____ **SSN:**_____

Credit Score: ____ Guarantor Address: _____ City: _____

State: Zip Code: Phone Number:

Email Address: Foreign National?:

Guarantor 2 Name: _____ **Date of Birth:** _____ **SSN:** _____

Credit Score: _____ Guarantor Address: _____ City: _____

State: _____ Zip Code: _____ Phone Number: _____

Email Address: _____ Foreign National?: _____

Guarantor 3 Name: _____ **Date of Birth:** _____ **SSN:** _____

Credit Score: _____ Guarantor Address: _____ City: _____

State: _____ Zip Code: _____ Phone Number: _____

Email Address: Foreign National?:

COMMERCIAL LOAN APPLICATION (Business Purpose Loans)

Answer Yes or No	Guarantor 1	Guarantor 2	Guarantor 3
Are there any outstanding judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you been declared bankrupt in the past 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of a title in lieu of?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you intend to occupy the subject property?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
NOTE: If you answered "Yes" to any of the above questions, please attach a letter of explanation with additional details			
Are you a U.S. citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a permanent resident alien?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMERCIAL LOAN APPLICATION (Business Purpose Loans)

Borrower's and Guarantor's Certification & Authorization

By submitting this Application and signing below, the Borrower and any Guarantor(s) on behalf of themselves and the Borrower represent(s) and warrant(s) to Citadel Servicing Corporation dba Acra Lending ("Acra"), its servicer, successors, and assigns, and agree(s), as follows:

(1) that the mortgage loan requested pursuant to this Application (the "Loan") will be secured by a mortgage or deed of trust on the property or properties described in this Application; (2) neither Acra nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to Guarantor and/or Borrower regarding the property, its condition, or its value; (3) all statements made in this Application may be used and are made for the purpose of obtaining a commercial mortgage loan and are true, accurate, and complete as of the date of the execution of this Application; (4) Acra its agents, servicers, successors and assigns, may continuously rely on the information contained in this Application to determine eligibility for the loan; and (5) Guarantor and/or Borrower shall promptly notify Acra of any material changes in their respective financial condition including incurring additional indebtedness, liabilities, or other financial obligations, and of any legal or foreclosure proceedings which they are a party to, or any personal or business-related reduction in assets or any event that could cause a reduction in assets, from the date of this Application through disbursement of the loan proceeds. This Application is being used in connection with an application for a loan and it is a federal crime, punishable by fine or imprisonment, or both, to knowingly make a false statements in connection with an application for a loan, as applicable, under the provisions of Title 18, United States Code, Section 104.

Guarantor and Borrower further authorize Acra, its agents, servicers, successors and assigns, on their own or through a third-party service provider, to investigate Guarantor's and Borrower's personal and business history as necessary to process and review this Application, including but not limited to, (1) to verify other credit information and to conduct a credit check, including past and present mortgage and landlord references; and (2) conduct a background investigation report and verify both criminal and civil records. The Borrower and Guarantor(s) expressly authorizes any person or consumer reporting agency to give Acra, its agents, servicers, successors and assigns, any information it may have with respect to the Guarantor and/or the Borrower. Guarantor(s) and Borrower authorizes each such person or consumer reporting agency to answer questions about such person's credit experience with Guarantor and or Borrower.

Guarantor and Borrower hereby forever hold harmless, release, and discharge Acra and its representatives from and against any liability, loss or expense suffered by Guarantor or Borrower resulting directly or indirectly from, or in any way related to, actions, errors, and/or omissions taken by Acra in connection herewith, including, but not limited to, (a) the proper disclosure of information hereunder, (b) Acra's evaluation of the Guarantor or Borrower, (c) Acra's evaluation of any proposed extension of credit.

By the Borrower applying for financial assistance from Acra, the Borrower and any Guarantor(s) recognizes that prior to receiving financial assistance, Guarantor and Borrower must comply with all applicable law in connection with any loan application. Acra reserves the right to halt, terminate, or modify the rates, terms, condition, and/or programs at any time with or without notice, and may cancel this application at any time and for any reason including, but not limited to, a force majeure event including but not limited to an act of God including but not limited to acts of war, pandemics, epidemics, severe acts of weather, government disruptions, and government shutdowns.

COMMERCIAL LOAN APPLICATION (Business Purpose Loans)

Citadel Servicing Corporation dba Acra Lending
25531 Commercentre Drive, Suite 160
Lake Forest, CA 92630

If your application for business credit is denied based on your information, such person has the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact Citadel Servicing Corporation dba Acra Lending, 25531 Commercentre Drive, Suite 160, Lake Forest, CA 92630, (888) 800-7661 within 60 days from the date you are notified of our decision. We will send you a written statement of the reasons for the denial within 30 days of receiving your request for the statement in accordance with applicable law.

Notice: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

Privacy Act Notice: This information is to be used by Acra, its agents, subsidiaries, affiliates, successors or assignees in determining whether you qualify as a prospective mortgagor under any of their program. It will not be disclosed outside of these parties except as required and permitted by law. Please see our Privacy Policy at <https://acralending.com/privacy-policy/>.

Borrower Information & Signatures:

Borrowing Entity Name: _____

Signature of Authorized Signatory on Behalf of Entity: _____ Date: _____

Printed Name of Authorized Signatory on Behalf of Entity: _____

Borrowing Entity Name: _____

Signature of Authorized Signatory on Behalf of Entity: _____ Date: _____

Printer Name of Authorized Signatory on Behalf of Entity: _____

Borrowing Entity Name: _____

Signature of Authorized Signatory on Behalf of Entity: _____ Date: _____

Printer Name of Authorized Signatory on Behalf of Entity: _____

Guarantor(s):

Signature: _____ Name: _____ Date: _____

Signature: _____ Name: _____ Date: _____

Signature: _____ Name: _____ Date: _____

To be completed when Borrower is requesting a loan requiring a Debt-to-Income ratio calculation

Income Sources					
Income Source Type (Employment, Business, Social Security, etc).	Name	Address	Self-Employed (Y/N)	Time Owned / Employed	Income Amount (monthly)

Real Estate Owned						
Address	Value	Mortgage Balance	Monthly Payment	Taxes/Ins	Rental Incd	Net Rent

Consumer Debt			
Creditor	Acct No.	Balance	Payment

Assets		
Financial Institution	Acct Type (Checking, Savings, etc)	Balance

COMMERCIAL LOAN APPLICATION

(Business Purpose Loans)

Ethnicity (check one or more):

- ☐ Hispanic or Latino
- ☐ Mexican ☐ Puerto Rican ☐ Cuban
- Other Hispanic or Latino - *Print origin:*

For example: Argentinean, Colombian, Dominican,

Nicaraguan, Salvadoran, Spaniard, and so on.

- ☐ Not Hispanic or Latino
- ☐ I do not wish to provide this information

Sex:

- ☐ Female ☐ Male
- ☐ I do not wish to provide this information

Race (check one or more):

- ☐ American Indian or Alaska Native - *Print name of enrolled or principal tribe:*

- ☐ Asian

- ☐ Asian Indian ☐ Chinese ☐ Filipino
- ☐ Japanese ☐ Korean ☐ Vietnamese

- ☐ Other Asian - *Print Race:*

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ Native Hawaiian
- ☐ Guamanian or Chamorro
- ☐ Samoan
- ☐ Other Pacific Islander - *Print race:*

For example: Fijian, Tongan, and so on.

- ☐ White
- ☐ I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname?

☐ Yes ☐ No

Was the sex of the Borrower collected basis of visual observation or surname?

☐ Yes ☐ No

Was the race of the Borrower collected on the basis of visual observation or surname?

☐ Yes ☐ No

The Demographic Information was provided through:

- ☐ Face-to-Face Interview (*includes Electronic Media w/ Video Component*)
- ☐ Telephone Interview ☐ Fax or Mail ☐ Email or Internet



Property Operating Statement

PROPERTY ADDRESS	CITY	STATE	ZIP CODE

ANNUAL INCOME	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
Rental Income Collected				
Total Annual Income				

ANNUAL EXPENSES	2ND YEAR PRIOR	PRIOR YEAR	CURRENT YEAR	MOS.
<i>Do not include one time capital expense items</i>				
Real Estate Taxes				
Insurance				
UTILITIES				
Gas				
Electricity				
Water/Sewer				
Trash				
MAINTENANCE				
Pest Control				
Gardener				
Pool Service				
Elevator				
Cleaning Service				
Building Rep. & Maint.				
Painting & Decorating				
Supplies				
ADMINISTRATION				
Administrative				
Advertising				
Telephone				
MISCELLANEOUS				
Resident Manager				
Security				
Off-Site Management				
Other (description)				
TOTAL EXPENSES				
NET OPERATING INCOME				

COMMENTS OR EXPLANATIONS	COMPLETED BY



EQUAL CREDIT OPPORTUNITY ACT NOTICE

Borrower: _____ Date: _____
Property Address: _____ Loan No.: _____
Lender/Broker: _____

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is:

**Federal Trade Commission
Equal Credit Opportunity
Washington, DC 20580**

Alimony, child support, or separate maintenance income need not be revealed if you do not wish to have it considered as a basis for reporting.

ACKNOWLEDGEMENT

By signing below, you acknowledge reading and understanding the information above and receiving 2 copies of this Notice.

Keep a copy of this Notice for your records and return the other copy to the Lender or Broker named above.

If Borrower is a business entity:

Date

Signature: _____

Title: _____

If Borrower is a natural person:

Date

Signature: _____



E.C.O.A. APPRAISAL REPORT DISCLOSURE

(Pursuant to E.C.O.A.)

Lender:	Borrower:
Date:	Property Address:

**We may order an appraisal to determine the property's value and charge you for this appraisal.
We will promptly give you a copy of any appraisal, even if your loan does not close.**

You can pay for an additional appraisal for your own use at your own cost.

BORROWER:

By: _____
[Signature]

[Title]



Electronic Communications Consent Agreement

Thank you for submitting a loan application to Acra Lending.

The following disclosure is required by the Federal Electronic Signatures in Global and National Commerce Act (E-SIGN Act). Please read this E-SIGN Disclosure carefully and keep a copy for your records.

Consent of Electronic Delivery

By following the "Consent" instructions below, you are consenting to receive any disclosures, notices, terms and conditions or other documents electronically that are related to your current mortgage loan transaction. You are also consenting to receive any other electronic communications that may include important information that you would otherwise receive from us through the mail (such as, but not restricted to, notices regarding the servicing of your loan, our decisions on your loan, loan privacy notices, changes in terms, statements regarding amounts due on your loan and periodic statements, as are required under applicable law). If you do not consent; we will mail these documents to you.

Change in How We May Contact You Electronically

It is your responsibility to provide us with a true, accurate and complete e-mail address, contact and other information related to your mortgage loan transaction, and to maintain and update promptly any changes in this information. Any changes can be made by contacting us at the number or email address listed under contact information.

Requesting Paper Copies

Even after consent, you have the right to receive a paper copy of the disclosures, notices, terms and conditions or other documents related to your current mortgage transaction. If you would like to receive a paper copy at no charge, please contact Acra Lending at the number or email address listed at the bottom of this page. Please include your name and mailing address and be sure to state that you are requesting a copy of the disclosures, notices, terms and conditions or other documents related to your current mortgage transaction.

Withdrawal of Consent of Electronic Acceptance of Disclosures and Notices

If after consenting, you wish to withdraw your consent you can do so by contacting Acra Lending at the number or email address listed at the bottom of this page.

We may treat your provision of an invalid email address or the subsequent malfunction of a previously valid address as a withdrawal of your consent to the electronic delivery of the disclosures, agreements, change notices, terms and conditions, and any other documents.

Hardware and Software Requirements

In order to access, view, and retain your account information electronically, you must have:

- A personal computer or other device which is capable of accessing the Internet.
- An Internet web browser with capabilities to support a minimum 128-bit encryption.
- Software which permits you to receive, access, print and save Portable Document format "PDF" files, such as Adobe Acrobat Reader® version 8.0 and above.
- An e-mail account with an Internet Service Provider and e-mail software in order to participate in our electronic communications program.

In addition, your computer hardware must be able to reliably run the software indicated above. You are also responsible for maintaining your own connection to the Internet. Furthermore, we recommend that you also have a printer connected to the computer so you may print and save disclosures and other information you receive electronically. You understand that you are responsible for installation, maintenance and operation of your computer, computer peripherals, and software. You assume full responsibility of ensuring these requirements are met should any changes be made to your existing computer system. Acra Lending is not responsible for any errors or failures of your computer or its software.

Termination/Changes

We reserve the right, in our sole discretion, to discontinue providing your account information electronically, or to terminate or change the terms and conditions on which we provide account information electronically. We will provide you with notice of any such termination or change as required by law.

Consenting

To consent to the above terms, please print and sign this disclosure and return with your loan application or to the address noted below.

By giving your consent to electronically receive disclosures, notices, terms and conditions or other documents you can significantly shorten the length of time on the federally mandated waiting period.

Date of Signature

Date of Signature

Borrower Signature

Co-Borrower Signature

Borrower Printed Name

Co-Borrower Printed Name

Borrower Email Address

Co-Borrower Email Address

CONTACT POINTS FOR ACRA LENDING

MAIL: 3 Ada Parkway, Suite 200A, Irvine CA 92618

EMAIL: customerservice@acralending.com

PHONE: (888) 800-7661



MORTGAGE FRAUD IS INVESTIGATED BY THE FBI

Mortgage Fraud is investigated by the Federal Bureau of Investigation and is punishable by up to 30 years in federal prison or \$1,000,000 fine, or both. It is illegal for a person to make any false statement regarding income, assets, debt, or matters of identification, or to willfully overvalue any land or property, in a loan and credit application or the purpose of influencing in any way the action of a financial institution.

Some of the applicable Federal criminal statutes which may be charged in connection with Mortgage Fraud include:

- 18 U.S.C. § 1001 - Statements or entries generally
- 18 U.S.C. § 101 O - HUD and Federal Housing Administration Transactions
- 18 U.S.C. § 1014 - loan and credit applications generally
- 18 U.S.C. § 1028 - Fraud and related activity in connection with identification documents
- 18 U.S.C. § 1341 - Frauds and swindles by Mail
- 18 U.S.C. § 1342 - Fictitious name or address
- 18 U.S.C. § 1343 - Fraud by wire
- 18 U.S.C. § 1344 - Bank Fraud
- 42 U.S.C. § 408(a) - False Social Security Number

Unauthorized use of FBI seal, name, and initials is subject to prosecution under Sections 701, 709, and 712 of Title 18 of the United States Code. This advisement may not be changed or altered without the specific written consent of the Federal Bureau of Investigation, and is not an endorsement of any product of service.

Signature

Date

Signature

Date



PATRIOT ACT INFORMATION DISCLOSURE
IMPORTANT INFORMATION ABOUT APPLICATION PROCEDURES

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies every customer.

What this means for you: When you apply for a loan, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents.

ACKNOWLEDGMENT OF RECEIPT

I received a copy of this notice.

BORROWER:

By: _____
[Signature]

[Title]