

Note Rate	Price
14.500	108.125
14.375	108.000
14.250	107.875
14.125	107.750
13.999	107.625
13.875	107.500
13.750	107.375
13.625	107.250
13.500	107.125
13.375	107.000
13.250	106.875
13.125	106.750
12.999	106.625
12.875	106.500
12.750	106.375
12.625	106.250
12.500	106.125
12.375	106.000
12.250	105.875
12.125	105.750
11.999	105.625
11.875	105.500
11.750	105.250
11.625	105.000
11.500	104.750
11.375	104.500
11.250	104.250
11.125	104.000
10.999	103.750
10.875	103.500
10.750	103.250
10.625	103.000
10.500	102.750
10.375	102.500
10.250	102.250
10.125	102.000
9.999	101.750
9.875	101.500
9.750	101.250
9.625	101.000
9.500	100.750
9.375	100.500
9.250	100.250
9.125	100.000
8.999	99.750
8.875	99.500
8.875	99.250
8.750	99.000
8.750	98.750
8.625	98.500
8.625	98.250
8.500	98.000
8.500	97.750
8.375	97.500
8.375	97.250
8.250	97.000

## SMALL BALANCE MULTIFAMILY - RATE SHEET

11/6/2024



FICO & LTV	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%
≥750	0.000	-0.500	-0.750	-1.250
725 - 749	-0.500	-1.000	-1.250	-1.750
700 - 724	-0.750	-1.250	-1.750	-2.250
675 - 699	-1.250	-1.750	-2.250	-2.750
650 - 674	-2.000	-2.500	-3.000	-3.500
625 - 649	-2.750	-3.250	-3.500	

Program Terms					GENERAL INFORMATION
					Select 30-Year Fixed - all same pricing
Cash-Out Refinance	-0.750	-0.750	-0.750	-0.750	1.25 DSCR Minimum; 65% LTV/CLTV Maximum
Interest Only	-0.500	-0.500	-0.500	-0.500	Loan Amt ≥ \$500k Min; 70% LTV Max; 1.25 DSCR Min; 5-year period
DSCR ≥ 1.75	1.000	1.000	1.000	1.000	Purchase transactions only
DSCR ≥ 1.25 ≤ 1.74	0.000	0.000	0.000	0.000	
DSCR ≥ 1.10 ≤ 1.24	-0.500	-0.500	-0.500	-0.500	Max 70% LTV
DSCR ≥ 1.00 ≤ 1.09	-1.000	-1.000	-1.000		Max 65% LTV, Minimum 650 Score
<\$500,000	-0.500	-0.500	-0.500	-0.500	
Foreign National	-1.000	-1.000	-1.000	-1.000	Price at 700 Score; Max 70% LTV; 1.25 DSCR Minimum
Short-Term Rentals	-1.250	-1.250	-1.250		-5% LTV
Student Housing	-0.750	-0.750	-0.750	-0.750	> 20% of Units are Students; 1.2 DSCR Min; 12-month Leases Required
5-Year Prepay (5x5)	0.000	0.000	0.000	0.000	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
3-Year Prepay (3x5)	-0.500	-0.500	-0.500	-0.500	5 / 5 / 5 Prepayment Penalty
Buy Out Prepay	-2.000	-2.000	-2.000	-2.000	Case-By-Case Basis & Subject to Senior Management Approval (Max Price 97.00)
NY Transactions	-0.750	-0.750	-0.750	-0.750	
CEMA Transaction	-0.500	-0.500	-0.500	-0.500	CEMA fees paid by Borrower at closing
Minimum Price	<b>Minimum Price: 97.00, Maximum Price 100.00</b>				

Fees		GENERAL INFORMATION
Administration / Underwriting / Commitment Fee	\$1,995.00	
Appraisal Review	\$650.00	
CDA Report	\$180.00	
Origination Fee	1.5 %	
Entity Redraw	\$795.00	If applicable, Redrawing Loan Documents for a Entity Applicant
Broker Origination Points and Fees		Limited to the lesser of (a) 4.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds

PROPERTY TYPES
Multifamily Residential Properties with 5-29 Units or as defined in respective jurisdiction. General Commercial Narrative Appraisal. 71A or 71B acceptable for loans under \$3.0M or properties less than 15 units, loan amount over \$3.0M or properties with 15 or more units require a commercial narrative appraisal
LOAN TERMS
30 Year Amortization & Term
Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under IO payment under IO payment
BORROWERS
Entities only
GUARANTORS NET WORTH
Total Net Worth of ≥ 50% of requested loan amount
Minimum 6-Months P&I in Reserve
NON-RECOURSE
Acra requires recourse on all files

LOAN AMOUNTS
\$250,000 - \$3.0M (Round Down Loan Amount to \$50 increments)
CREDIT DEPTH
Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales
Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months.
ACH FOR PAYMENTS
Business Entities require ACH - Lender Credit is not applicable.
STATES
Licensed Brokers Only: AZ, CA, FL, MI, MN, NV, NJ, NC, TN
Licensed & Unlicensed Brokers: AL, AR, CO, CT, DE, DC, GA, HI, ID, IL, IN, IA, KS, KY, LA, ME, MD, MA, MS, MT, MO, NE, NH, NM, NY, OH, OK, OR, PA, RI, SC, TX, UT, VA, VT, WA, WV, WI,
ADDITIONAL ITEMS
Net Operating Income ("NOI")
NOI is subject cashflow after ordinary expenses and before debt service.
Debt Service Coverage Ratio ("DSCR") Calculation
Calculated as NOI divided by annual PI.

Gross Potential Rent ("GPR")
The maximum amount of rental income that a landlord can generate from a property (calculated as rent due for occupied units according to the lease plus market rent for any vacant units)
Effective Gross Income ("EGI")
Use actual (or minimum of 5%) vacancy.
Determine Additional Operating Expenses
Expenses can include but not be limited to utilities, repairs / maintenance, general and administrative, management fee, and any additional recurring expenses.
Impounds for Taxes / Insurance Required
Lender Points & Fees plus Broker Points & Fees may not exceed the lessor of 6.0% or legal limits
Minimum Physical Occupancy is 85% at time of closing
ADDITIONAL GUIDELINES
Speak to an Acra Account Executive - Additional Guidelines Apply