Acra Lending - Credit Grids & Loan Pricing

1/18/2024

Acra Lending INVESTOR LOANS

SMALL BALANCE MULTI-FAMILY - RATE SHEET						
Minimum FICO	**≥ 750**	**≥ 725**	**≥ 700**	**≥ 675**	**≥ 650**	**≥ 625**
Floor by Tier	8.875%	9.125%	9.250%	9.500%	9.875%	10.250%
≤ 50% LTV	8.875%	9.125%	9.250%	9.500%	9.875%	10.250%
≤ 60% LTV	9.125%	9.375%	9.500%	9.750%	10.125%	10.500%
≤ 65% LTV	9.250%	9.500%	9.750%	9.999%	10.375%	10.625%
≤ 70% LTV	9.500%	9.750%	9.999%	10.250%	10.625%	
Max LTVs						
Purch / RT Refi	70%	70%	70%	70%	70%	65%
CO Refinance	65%	65%	65%	65%	65%	65%
CLTV	70%	70%	70%	70%	70%	65%

Note: Acra origination points determined at time of pre-approval.

Appraisal Review - $650.00 CDA Report - $180.00

SMALL BALANCE MULTI-FAMILY GENERAL INFORMATION				
	ADJUSTMENTS	**RATE**	**FEE**	**NOTES**
1	Cash-Out Refinance	0.375%	--	1.25 DSCR Minimum
2	Interest Only	0.250%	--	≥ $500k; ≤ 70% LTV; ≥1.25 DSCR; 5-year period
3	DSCR, ≥ 1.75	-0.500%	--	Purchase transactions only
4	DSCR, 1.10 - 1.24	0.250%	--	Max 70% LTV
5	DSCR, 1.00 - 1.09	0.500%	--	Max 65% LTV, Minimum BB tier
6	<$500,000	0.250%	--	
7	Foreign National	0.500%	--	Price at "A" grade; Max 70% LTV; 1.25 DSCR Min.
8	Short-Term Rentals	0.625%	--	-5% LTV
9	Student Housing	0.375%	--	> 20% Student Units; >1.2 DSCR; >12-mo. Leases
10	5-Year Prepay (5x5)	--	--	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penality
11	3-Year Prepay (3x5)	0.250%	--	5% / 5% / 5% Prepayment Penalty
12	NY Transactions	0.375%	--	
13	CEMA Transactions	0.250%	--	CEMA fees paid by Borrower at closing
14	Buy Out Prepay	--	2.0%	Subject to Senior Management Approval
15	Entity Redraw	--	$795	If entity changes & loan docs required to be redrawn
16	Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction			
17	General Commercial Narrative Appraisal. May use 71A or 71B <$3.0M loan amount or <15 Units			
18	30 Year Amortization & Term			
19	Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort			
20	Entities Only			
21	Guarantors:	Total Net Worth of ≥50% of requested loan amount.		
		Minimum 6-Months P&I in Reserve		
23	Credit:	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.		
25	Loam Amounts $250,000 - $3.0MM (Round down loan amount to $50 increments)			
26	ACH For Payments - Business Entities require ACH - Lender Credit is not applicable.			