



Correspondent Purchasing FAQs

1. If loan is not impounded (i.e., Property taxes, Hazard insurance), are payment penalty plans (PPP) allowed? **Yes.** Please refer to Rate Sheet for programs/pricing requirements.

2. What is the number of days that must be remaining on the property taxes due when purchased?

Any property and supplemental taxes due within 60 days of funding should be paid through closing.

3. Is it acceptable to impound for taxes or insurance but not both?

Yes. Depending on loan programs and/or priced accordingly. However, Flood Insurance and Section 35 loans are required to be impounded.

4. Is flood insurance required to be impounded? **Yes.**

5. What is your loan increment requirement (i.e., \$25.00, \$50.00, \$75.00 or \$100.00)? **\$50.00 increments.**

6. Are Homesteads allowed?

Acra does not have homestead restrictions. Please defer to states specific title requirements.

** Note: Homestead protections and/or tax exemptions do not carry over to non-owner-occupied homes. If that is the case in the state where the property is located, we will not consider it in a homestead for UW purposes. For example, if they have a homestead tax exemption, that exemption would not carry over to the subject if it was non-owner occupied. Again, this would be state specific.*

7. What is the last day to fund in the month with an interest credit? **5 calendar days.**

8. What is the maximum number of days between disbursement and the 1st payment date?

We only allow 5 calendar days to fund into the month (i.e., September docs should have November 1st payment).

9. Are Corrections to Signed Loan Docs allowable and under what circumstances? **Any corrections to collateral documents such as Note, Mortgage, Deeds or POA and/or any other document that is recorded or required for a collateral package must be done prior to purchase under the direction and acceptance from the Title Company and/or County recorder as well as**



ACRA's purchasing and compliance department. Other things to consider is timing and what is to be corrected.

10. What is the delivery deadline date for closed files? i.e., lock expiration?

Closed/Funded loan package must be delivered before/on lock expiration date.

** Note – Lock policies are subject to change. Please refer to our current lock policy via the Portal and/or your BDO.*

11. When a file has been shipped to you for purchase before the lock expiration date, what is the last day to have the file purchased without an extension?

Loan to be purchased by issued "must purchase by date". Typically, 10 days from issuance of the Purchasing conditions list.

12. Are recasts allowed after a principal reduction? **No.**

13. Are transferred appraisals allowed?

Yes. No special requirements on our Non-Prime/DSCR programs.

** Note - Risk in using a transferred appraisal is that if there are appraisal conditions, the seller won't be able to get them from the appraiser (they will only work with the original client)*

14. Do any of your TRID Compliant programs require tax transcripts?

No transcripts required on any program other than Jumbo Prime.

15. Is a 4506-C required on all files? **Not required except for Jumbo Prime.**

16. Does ACRA require non-QM to meet Agency guidelines; FNMA/Freddie Mac High-Cost Test or is the requirement only for Federal and State regulations?

HPML loans are acceptable. We do not originate High-Cost Loans based on Federal, State and County test. We do allow HPML loans.

17. Are loans required to pass Higher-Priced Mortgage Loan (HPML) and QM Safe Harbor determination Test?

No, less concerned with QM or Section 35 tests and more concerned with Federal, State and County High-Cost test.

18. Are closing docs required to be MOM docs and MERS registered? **Yes.**



TRID loans (as applicable),

19. Can there be a refund to the borrower on an appraisal paid out of close when there is a lender credit for all closing costs? [Yes.](#)

20. Does a lender tolerance credit count toward the total credit for closing cost?
[Yes, if it is applied towards non-reoccurring costs.](#)

21. Do you require redisclosure (LE and or CD) and a wait period if the APR decreases by .125% or more due to a change?

[A new 3-day waiting period is required If the following:](#)

- [For CD when APR increases >.125%](#)
- [If the loan program changes which causes the previous CD to become inaccurate](#)
- [For LE, revised CIC is issued](#)

22. Is a hardship letter required in the document package?

[Only if 1st payment date is < 30 days.](#)

23. If loan documents have been signed and the closing is delayed, is it ok for the seller to pay lock extension fees?

[Considering lock extension fee is a non-recurring closing cost, it could be paid by the seller as a seller contribution, so long as it's within the limits prescribed for that specific transaction. We'd also want a contract addendum indicating the seller is paying X% of the closing costs \(or the fixed amount, if applicable\).](#)