



Multifamily Affordable Housing Debt Solutions - Tax Exempt

09.23.2024

**TAX EXEMPT INDEXES**

Index:	30-day SOFR	10yr T	15y SOFR Swap	15y Bval	15y SIFMA	15y MMD	18y MMD
Current:	5.280%	3.760%	3.401%	2.904%	2.854%	2.950%	3.180%

**CONSTRUCTION/REHAB PRODUCTS**

**All-In Rate (Construction)**

**All-In Rate (Perm)**

Gross Spread to Borrower (Perm)  
Benchmark Index Rate (Perm)  
Benchmark Index (Perm)

*Gross Spread Breakout:*

*Investor Spread*  
*S&G*  
*MIP*

Agency Products	
Freddie Mac Tax Exempt <sup>1</sup>	Fannie Mae MTEB <sup>2</sup>
15yr Term/14.5yr YM 30 month Forward	15yr Term/14.5yr YM 30 month Forward
N/A	N/A
5.50% - 5.60%	5.34% - 5.59%
1.74% - 1.84%	2.16% - 2.41%
3.76%	3.18%
10T	18yr MMD
1.60% - 1.70%	1.35% - 1.35%
0.14%	0.81% - 1.06%
N/A	N/A

NP Impact Products		
Impact Private Placement <sup>3</sup>	Impact MTEB <sup>4</sup>	Impact Synthetic D4 <sup>5</sup>
15yr Term/14.5yr YM Construction to Perm	15yr Term/14.5yr YM Construction to Perm	15yr Term/14.5yr YM Construction to Perm
5.90%	5.90%	5.90%
5.90%	5.36% - 5.61%	5.05%
3.00%	2.46% - 2.71%	2.15%
2.90%	2.90%	2.90%
15yr BVAL	15yr BVAL	15yr BVAL
3.00%	1.65%	1.65%
N/A	0.81% - 1.06%	0.25%
N/A	N/A	0.25%

<sup>1</sup> Market condition adjustments: Below Average Markets pricing can increase 10-15bps, and Above Average Markets pricing can decrease 5-10bps. Assumes 90%/1.15x, 35-Yr Am, 15-Yr term & Std lockout.

<sup>2</sup> Assumes Tier 2, Greater than \$15MM, 15 year, 14.5yr YM

<sup>3</sup> Private Placement (Collateral = Real Estate)

<sup>4</sup> Impact Mtebs (Collateral = FNMA Security). Gross Spread includes Servicing & Guaranty Fee

<sup>5</sup> On SynD4, Borrower has 2 options at conversion (1) Convert to FHA 223f (Collateral = GNMA Security), or (1) keep a Private Placement (Collateral = Real Estate). Gross Spread includes GNMA Guaranty Fee, Servicing Fee and MIP.

**STABILIZED PRODUCTS**

**All-In Rate (Perm)**

Gross Spread to Borrower (Perm)  
Benchmark Index Rate (Perm)  
Benchmark Index (Perm)

*Gross Spread Breakout:*

*Investor Spread*  
*S&G*  
*MIP*

Agency Products	
Freddie Mac Tax Exempt <sup>1</sup>	Fannie Mae MTEB <sup>2</sup>
15-Yr Immediate	15-Yr Immediate
5.17% - 5.42%	5.07% - 5.32%
1.41% - 1.66%	2.12% - 2.37%
3.76%	2.95%
10T	15y MMD
1.27% - 1.52%	1.31% - 1.31%
0.14%	0.81% - 1.06%
N/A	N/A

NP Impact Products
Impact Private Placement <sup>3</sup>
Perm Only
5.90%
3.00%
2.90%
15y BVAL
3.00%
N/A
N/A

<sup>1</sup> Market condition adjustments: Below Average Markets pricing can increase 10-15bps, and Above Average Markets pricing can decrease 5-10bps. Assumes 90%/1.15x, 35-Yr Am, 15-Yr term & Std lockout.

<sup>2</sup> Assumes Tier 2, Greater than \$15MM, 15 year, 14.5yr YM

<sup>3</sup> Private Placement (Collateral = Real Estate)



Interest rates and spreads change frequently and are subject to market conditions and other factors. All rates are informational only and subject to change at any time without notice. All loan pricing is based on the individual characteristics of a loan. Some products may not be available in all states. Restrictions may apply. Nothing contained in this rate sheet constitutes a commitment to lend. Arizona Commercial Mortgage Banker License CBK - 0926535; California Finance Law License 603 F812. California commercial real estate broker activities are conducted through NewPoint Real Estate Capital Corporation (California Department of Real Estate Broker License No. 01995692, which is a wholly owned subsidiary of NewPoint Real Estate Capital LLC. New York Real Estate Broker Company License No. 10991236549. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](http://newpoint.com/licensing-disclosures).