NEWPOINT
REAL ESTATE CAPITAL

RATE SHEET

Multifamily Affordable Housing Debt Solutions

10.14.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.199%	3.60%	3.79%	4.02%	4.62%

FANNIE MAE - AFFORDABLE HOUSING PERMANENT LOANS

Fannie Mae

Term:	Prepay:	Tier 2 (80% / 1.20x) Spread	Tier 2 All-In Rate	Tier 3 (70% / 1.30x) Spread	Tier 3 All-In Rate	Tier 4 (60% / 1.50x) Spread	Tier 4 All-In Rate
5yr Fixed(1)	4.5yr YM	1.22% - 1.72%	4.82% - 5.32%	1.12% - 1.62%	4.72% - 5.22%	1.04% - 1.54%	4.64% - 5.14%
7yr Fixed(1)	6.5yr YM	1.03% - 1.53%	4.82% - 5.32%	0.93% - 1.43%	4.72% - 5.22%	0.85% - 1.35%	4.64% - 5.14%
10yr Fixed(1)	9.5yr YM	0.91% - 1.41%	4.93% - 5.43%	0.81% - 1.31%	4.83% - 5.33%	0.73% - 1.23%	4.75% - 5.25%
12yr Fixed(1)	11.5yr YM	1.06% - 1.56%	5.08% - 5.58%	0.96% - 1.46%	4.98% - 5.48%	0.88% - 1.38%	4.90% - 5.40%
15yr Fixed(1)	14.5yr YM	1.19% - 1.69%	5.21% - 5.71%	1.09% - 1.59%	5.11% - 5.61%	1.01% - 1.51%	5.03% - 5.53%
30yr Fixed(1)	15yr YM	1.74% - 2.24%	5.76% - 6.26%	1.64% - 2.14%	5.66% - 6.16%	1.56% - 2.06%	5.58% - 6.08%
10yr SARM(2)	1yr LO, 1%	1.94% - 2.24%	6.14% - 6.44%	1.79% - 2.09%	5.99% - 6.29%	1.64% - 1.94%	5.84% - 6.14%

(1) UPB > $6MM/ MAH/ 30yr AM/ A360/ 5 days to close/ Strong property, sponsor and market. 35 year amortization is available on some deals, as well as various prepayment terms including shorter YM periods and declining prepayment.

(2) UPB>$25MM/ MAH/ 30yr AM A360/ Index is 30-day avg SOFR. Call for other loan terms, prepays and IO. Tier 2 Margin Floor 2.50%

FANNIE MAE - AFFORDABLE HOUSING - 9% LIHTC / FANNIE MAE

9% LIHTC (1)

Term:	Prepay:	Immediate 9% LIHTC Spread	Immediate 9% LIHTC All-In Rate	24 month Unfunded Forward Spread	24 month Unfunded Forward All-In Rate	30 month Unfunded Forward Spread	30 month Unfunded Forward All-In Rate
15 year	14.5yr YM	1.19% - 1.69%	5.21% - 5.71%	2.72% - 3.22%	6.74% - 7.24%	2.83% - 3.33%	6.85% - 7.35%

(1) Assumes Tier 2 and loan size greater than $6MM

FREDDIE MAC - TARGETED AFFORDABLE HOUSING LOANS(3)

Fixed (1)

Term:	Prepay:	70%/1.25x 30-Yr Am Spread	70%/1.25x 30-Yr Am All-In Rate	60%/1.35x 30-Yr Am Spread	60%/1.35x 30-Yr Am All-In Rate
7-Yr	Defeasance	1.20% - 1.50%	4.99% - 5.29%	1.10% - 1.40%	4.89% - 5.19%
10-Yr	Defeasance	1.02% - 1.32%	5.04% - 5.34%	0.92% - 1.22%	4.94% - 5.24%

ARM (1)

Term	Prepay	70%/1.25x 30-Yr Am Spread	70%/1.25x 30-Yr Am All-In Rate	60%/1.35x 30-Yr Am Spread	60%/1.35x 30-Yr Am All-In Rate
7-Yr	1 Yr LO, 1%	1.67% - 1.92%	5.87% - 6.12%	1.45% - 1.70%	5.77% - 6.02%
10-Yr	1 Yr LO, 1%	1.77% - 2.02%	5.97% - 6.22%	1.67% - 1.92%	5.87% - 6.12%

9% LIHTC (2)

Term	Prepay	90%/1.15x 35-Yr Am Spread	90%/1.15x 35-Yr Am All-In Rate	80%/1.15x 35-Yr Am Spread	80%/1.15x 35-Yr Am All-In Rate
15-Yr Immediate	YM	1.69% - 1.94%	5.71% - 5.96%	1.59% - 1.84%	5.61% - 5.86%
15-Yr 30 Mo Fwd	YM	2.10% - 2.35%	6.12% - 6.37%	2.00% - 2.25%	6.02% - 6.27%

FHA/GINNIE MAE

FHA - Fixed Rate:

Prepay	Purchase/Refinance(1) (35yr Term/Amortization) All-In Rate	Construction(2) (40yr Term/Amortization) All-In Rate
10,9,8,7,6,5,4,3,2,1	Call for Pricing	Call for Pricing

(1)Multifamily/30 day close/Pricing does not include MIP.

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