NEWPOINT
REAL ESTATE CAPITAL

RATE SHEET

Multifamily Affordable Housing Debt Solutions

11.25.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.032%	3.59%	3.77%	4.01%	4.65%

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	1.19% - 1.69%	4.78% - 5.28%	1.09% - 1.59%	4.68% - 5.18%	1.01% - 1.51%	4.60% - 5.10%
7yr Fixed(1)	6.5yr YM	1.01% - 1.51%	4.78% - 5.28%	0.91% - 1.41%	4.68% - 5.18%	0.83% - 1.33%	4.60% - 5.10%
10yr Fixed(1)	9.5yr YM	0.89% - 1.39%	4.90% - 5.40%	0.79% - 1.29%	4.80% - 5.30%	0.71% - 1.21%	4.72% - 5.22%
12yr Fixed(1)	11.5yr YM	1.03% - 1.53%	5.04% - 5.54%	0.93% - 1.43%	4.94% - 5.44%	0.85% - 1.35%	4.86% - 5.36%
15yr Fixed(1)	14.5yr YM	1.21% - 1.71%	5.22% - 5.72%	1.11% - 1.61%	5.12% - 5.62%	1.03% - 1.53%	5.04% - 5.54%
30yr Fixed(1)	15yr YM	1.94% - 2.44%	5.95% - 6.45%	1.84% - 2.34%	5.85% - 6.35%	1.76% - 2.26%	5.77% - 6.27%
10yr SARM(2)	1yr LO, 1%	1.94% - 2.24%	5.97% - 6.27%	1.79% - 2.09%	5.82% - 6.12%	1.64% - 1.94%	5.67% - 5.97%

(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	1.21% - 1.71%	5.22% - 5.72%	2.74% - 3.24%	6.75% - 7.25%	2.85% - 3.35%	6.86% - 7.36%

(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	1.15% - 1.45%	4.92% - 5.22%	1.00% - 1.35%	4.77% - 5.12%
10-Yr	Defeasance	0.92% - 1.27%	4.93% - 5.28%	0.87% - 1.17%	4.88% - 5.18%

ARM (1)

Term	Prepay	70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
7-Yr	1 Yr LO, 1%	1.62% - 1.87%	5.65% - 5.90%	1.40% - 1.65%	5.55% - 5.80%
10-Yr	1 Yr LO, 1%	1.72% - 1.97%	5.75% - 6.00%	1.62% - 1.87%	5.65% - 5.90%

9% LIHTC (2)

Term	Prepay	90%/1.15x 35-Yr Am		80%/1.15x 35-Yr Am	
15-Yr Immediate	YM	1.69% - 1.94%	5.70% - 5.95%	1.59% - 1.84%	5.60% - 5.85%
15-Yr 30 Mo Fwd	YM	2.10% - 2.35%	6.11% - 6.36%	2.00% - 2.25%	6.01% - 6.26%

FHA/GINNIE MAE

FHA - Fixed Rate:

Prepay:
10,9,8,7,6,5,4,3,2,1

Purchase/Refinance(1) (35yr Term/Amortization) All-In Rate	Construction(2) (40yr Term/Amortization) All-In Rate
Call for Pricing	Call for Pricing

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

(2)Multifamily/ 30 day close/ Pricing does not include MIP/ 20 month construction period & first draw at least 15% of loan amount.

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