

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		Tier 2 (80% / 1.20x)		Tier 3 (70% / 1.30x)		Tier 4 (60% / 1.50x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	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, prepaes and IO. Tier 2 Margin Floor 2.50%

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

9% LIHTC ⁽¹⁾		Immediate 9% LIHTC		24 month Unfunded Forward		30 month Unfunded Forward	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	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⁾		70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
Term:	Prepay:	Spread	All-In Rate	Spread	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⁾		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⁾		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:		Purchase/Refinance ⁽¹⁾ (35yr Term/Amortization)	Construction ⁽²⁾ (40yr Term/Amortization)
Prepay:		All-In Rate	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.

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



NEWPOINT.COM

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. Nevada Mortgage Company License 5605. California DFPI Finance Law License 603F812. California commercial real estate broker activities are conducted through NewPoint Multifamily 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. North Carolina Collection Agency Permit No. 112712. North Dakota Money Broker License MB104168. South Dakota Non-Residential Mortgage Lender License 1140125.ML-NR. To view NewPoint's complete licensing information please visit newpoint.com/licensing-disclosures.

©2024 NewPoint Real Estate Capital LLC. All rights reserved.