NEWPOINT REAL ESTATE CAPITAL

RATE SHEET

Multifamily Affordable Housing Debt Solutions

11.04.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.203%	3.70%	3.89%	4.09%	4.68%

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	1.20% - 1.70%	4.90% - 5.40%	1.10% - 1.60%	4.80% - 5.30%	1.02% - 1.52%	4.72% - 5.22%
7yr Fixed(1)	6.5yr YM	1.01% - 1.51%	4.90% - 5.40%	0.91% - 1.41%	4.80% - 5.30%	0.83% - 1.33%	4.72% - 5.22%
10yr Fixed(1)	9.5yr YM	0.90% - 1.40%	4.99% - 5.49%	0.80% - 1.30%	4.89% - 5.39%	0.72% - 1.22%	4.81% - 5.31%
12yr Fixed(1)	11.5yr YM	1.06% - 1.56%	5.15% - 5.65%	0.96% - 1.46%	5.05% - 5.55%	0.88% - 1.38%	4.97% - 5.47%
15yr Fixed(1)	14.5yr YM	1.22% - 1.72%	5.31% - 5.81%	1.12% - 1.62%	5.21% - 5.71%	1.04% - 1.54%	5.13% - 5.63%
30yr Fixed(1)	15yr YM	1.88% - 2.38%	5.97% - 6.47%	1.78% - 2.28%	5.87% - 6.37%	1.70% - 2.20%	5.79% - 6.29%
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	1.22% - 1.72%	5.31% - 5.81%	2.75% - 3.25%	6.84% - 7.34%	2.86% - 3.36%	6.95% - 7.45%

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

FREDDIE MAC - TARGETED AFFORDABLE HOUSING LOANS(3)

	Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate
Fixed (1)			70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
	7-Yr	Defeasance	1.15% - 1.45%	5.04% - 5.34%	1.00% - 1.35%	4.89% - 5.24%
	10-Yr	Defeasance	0.92% - 1.27%	5.01% - 5.36%	0.87% - 1.17%	4.96% - 5.26%
ARM (1)			70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
	7-Yr	1 Yr LO, 1%	1.62% - 1.87%	5.82% - 6.07%	1.40% - 1.65%	5.72% - 5.97%
	10-Yr	1 Yr LO, 1%	1.72% - 1.97%	5.92% - 6.17%	1.62% - 1.87%	5.82% - 6.07%
9% LIHTC (2)			90%/1.15x 35-Yr Am		80%/1.15x 35-Yr Am	
	15-Yr Immediate	YM	1.69% - 1.94%	5.78% - 6.03%	1.59% - 1.84%	5.68% - 5.93%
	15-Yr 30 Mo Fwd	YM	2.10% - 2.35%	6.19% - 6.44%	2.00% - 2.25%	6.09% - 6.34%

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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