

Multifamily Affordable Housing Debt Solutions - Tax Exempt

04.14.2026

TAX EXEMPT INDEXES

Index:	30-day SOFR	5yr T	10yr T	30yr T	15y SOFR Swap	18y SIFMA	15y MMD	18y MMD
Current:	3.639%	3.910%	4.300%	4.900%	4.069%	3.541%	3.520%	3.820%

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 ¹ 15yr Term/14.5yr YM 30 month Forward	Fannie Mae MTEB ² 15yr Term/14.5yr YM 30 month Forward
N/A	N/A
5.98% - 6.08%	5.48% - 5.73%
1.68% - 1.78%	1.66% - 1.91%
4.30%	3.82%
10T	18yr MMD
<i>Investor Spread</i>	1.58% - 1.68%
<i>S&G</i>	0.10%
<i>MIP</i>	N/A

NP Impact Products		
Impact Private Placement ³ 15yr Term/14.5yr YM Construction to Perm	Impact FNMA Bond CE ⁴ 15yr Term/14.5yr YM Construction to Perm	Impact Synthetic D4 ⁵ 15yr Term/14.5yr YM Construction to Perm
6.64%	6.64%	6.64%
6.39%	5.74% - 5.94%	5.44%
2.85%	2.20% - 2.40%	1.90%
3.54%	3.54%	3.54%
18yr SIFMA	18yr SIFMA	18yr SIFMA
2.85%	1.40%	1.40%
N/A	0.80% - 1.00%	0.25%
N/A	N/A	0.25%

¹ 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.

² Assumes Tier 2, Greater than \$15MM, 15 year, 14.5yr YM

³ Private Placement (Collateral = Real Estate)

⁴ Impact FNMA Bond Credit Enhancement (Collateral = Real Estate + FNMA CE) Gross Spread includes Servicing & Guaranty Fee

⁵ 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 ¹ 15-Yr Immediate	Fannie Mae MTEB ² 15-Yr Immediate
5.47% - 5.72%	5.26% - 5.51%
1.17% - 1.42%	1.74% - 1.99%
4.30%	3.52%
10T	15y MMD
<i>Investor Spread</i>	1.07% - 1.32%
<i>S&G</i>	0.10%
<i>MIP</i>	N/A

NP Impact Products
Impact Private Placement ³ Perm Only
6.39%
2.85%
3.54%
18yr SIFMA
2.85%
N/A
N/A

¹ 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.

² Assumes Tier 2, Greater than \$15MM, 15 year, 14.5yr YM

³ Private Placement (Collateral = Real Estate)

