NEWPOINT
REAL ESTATE CAPITAL

RATE SHEET

Multifamily Affordable Housing Debt Solutions

09.30.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.308%	3.72%	3.91%	4.13%	4.70%

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	1.15% - 1.65%	4.87% - 5.37%	1.05% - 1.55%	4.77% - 5.27%	0.97% - 1.47%	4.69% - 5.19%
7yr Fixed(1)	6.5yr YM	0.99% - 1.49%	4.90% - 5.40%	0.89% - 1.39%	4.80% - 5.30%	0.81% - 1.31%	4.72% - 5.22%
10yr Fixed(1)	9.5yr YM	0.86% - 1.36%	4.99% - 5.49%	0.76% - 1.26%	4.89% - 5.39%	0.68% - 1.18%	4.81% - 5.31%
12yr Fixed(1)	11.5yr YM	0.99% - 1.49%	5.12% - 5.62%	0.89% - 1.39%	5.02% - 5.52%	0.81% - 1.31%	4.94% - 5.44%
15yr Fixed(1)	14.5yr YM	1.14% - 1.64%	5.27% - 5.77%	1.04% - 1.54%	5.17% - 5.67%	0.96% - 1.46%	5.09% - 5.59%
30yr Fixed(1)	15yr YM	1.68% - 2.18%	5.81% - 6.31%	1.58% - 2.08%	5.71% - 6.21%	1.50% - 2.00%	5.63% - 6.13%
10yr SARM(2)	1yr LO, 1%	1.94% - 2.24%	6.25% - 6.55%	1.79% - 2.09%	6.10% - 6.40%	1.64% - 1.94%	5.95% - 6.25%

(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)		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	1.14% - 1.64%	5.27% - 5.77%	2.67% - 3.17%	6.80% - 7.30%	2.78% - 3.28%	6.91% - 7.41%

(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	1.20% - 1.50%	5.11% - 5.41%	1.10% - 1.40%	5.01% - 5.31%
10-Yr	Defeasance	1.02% - 1.32%	5.15% - 5.45%	0.92% - 1.22%	5.05% - 5.35%

ARM (1)		70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
7-Yr	1 Yr LO, 1%	1.67% - 1.92%	5.98% - 6.23%	1.45% - 1.70%	5.88% - 6.13%
10-Yr	1 Yr LO, 1%	1.77% - 2.02%	6.08% - 6.33%	1.67% - 1.92%	5.98% - 6.23%

9% LIHTC (2)		90%/1.15x 35-Yr Am		80%/1.15x 35-Yr Am	
15-Yr Immediate	YM	1.69% - 1.94%	5.82% - 6.07%	1.59% - 1.84%	5.72% - 5.97%
15-Yr 30 Mo Fwd	YM	2.10% - 2.35%	6.23% - 6.48%	2.00% - 2.25%	6.13% - 6.38%

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.

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