NEWPOINT
REAL ESTATE CAPITAL

RATE SHEET

Multifamily Affordable Housing Debt Solutions

09.09.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.369%	3.59%	3.79%	4.06%	4.71%

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	1.00% - 1.50%	4.79% - 5.29%	0.90% - 1.40%	4.69% - 5.19%	0.82% - 1.32%	4.61% - 5.11%
10yr Fixed(1)	9.5yr YM	0.88% - 1.38%	4.94% - 5.44%	0.78% - 1.28%	4.84% - 5.34%	0.70% - 1.20%	4.76% - 5.26%
12yr Fixed(1)	11.5yr YM	1.00% - 1.50%	5.06% - 5.56%	0.90% - 1.40%	4.96% - 5.46%	0.82% - 1.32%	4.88% - 5.38%
15yr Fixed(1)	14.5yr YM	1.15% - 1.65%	5.21% - 5.71%	1.05% - 1.55%	5.11% - 5.61%	0.97% - 1.47%	5.03% - 5.53%
30yr Fixed(1)	15yr YM	1.74% - 2.24%	5.80% - 6.30%	1.64% - 2.14%	5.70% - 6.20%	1.56% - 2.06%	5.62% - 6.12%
10yr SARM(2)	1yr LO, 1%	1.94% - 2.24%	6.31% - 6.61%	1.79% - 2.09%	6.16% - 6.46%	1.64% - 1.94%	6.01% - 6.31%

(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	1.15% - 1.65%	5.21% - 5.71%	2.68% - 3.18%	6.74% - 7.24%	2.79% - 3.29%	6.85% - 7.35%

(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	1.20% - 1.50%	4.99% - 5.29%	1.10% - 1.40%	4.89% - 5.19%
10-Yr	Defeasance	1.02% - 1.32%	5.08% - 5.38%	0.92% - 1.22%	4.98% - 5.28%

ARM (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	1 Yr LO, 1%	1.67% - 1.92%	6.04% - 6.29%	1.45% - 1.70%	5.94% - 6.19%
10-Yr	1 Yr LO, 1%	1.77% - 2.02%	6.14% - 6.39%	1.67% - 1.92%	6.04% - 6.29%

9% LIHTC (2)

Term	Prepay	90%/1.15x 35-Yr Am Spread	90%/1.15x 35-Yr Am All-In Rate	80%/1.15x 35-Yr Am Spread	80%/1.15x 35-Yr Am All-In Rate
15-Yr Immediate	YM	1.69% - 1.94%	5.75% - 6.00%	1.59% - 1.84%	5.65% - 5.90%
15-Yr 30 Mo Fwd	YM	2.10% - 2.35%	6.16% - 6.41%	2.00% - 2.25%	6.06% - 6.31%

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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