



AFFORDABLE HOUSING INDICATIVE LOAN PRICING

WEEKLY RATES	10-Year UST	10-Year Swap	7-Year UST	30-Day AVG SOFR
Current	2.64%	2.71%	2.70%	1.66%
Previous Week	2.61%	2.68%	2.66%	1.63%

BWE Affordable Housing Loans										
Fannie Mae MAH Preservation*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	IO Adders
MAH Preservation	Immediate	7 Years	30 Years	1.20x	80%	7Y UST	2.70%	1.56% - 1.86%	4.26% - 4.56%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	2.64%	1.55% - 1.85%	4.19% - 4.49%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	2.64%	1.72% - 2.02%	4.36% - 4.66%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	2.64%	1.95% - 2.25%	4.59% - 4.89%	

Fannie Mae MAH Taxable Bond*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	
9% Forward	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y LIBOR SWAP	2.71%	2.20% - 2.40%	4.91% - 5.11%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y LIBOR SWAP	2.71%	2.20% - 2.40%	4.91% - 5.11%	

Fannie Mae MAH Tax Exempt Bond*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	
4% MTEB	Immediate	15 Years	35 Years	1.15x	90%	10Y LIBOR SWAP	2.71%	1.84% - 2.04%	4.55% - 4.75%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y LIBOR SWAP	2.71%	1.99% - 2.19%	4.70% - 4.90%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y LIBOR SWAP	2.71%	2.02% - 2.22%	4.73% - 4.93%	

Freddie Mac TAH Preservation/Taxable*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	IO Adders
CME Preservation	Immediate	7 Years	30 Years	1.25x	80%	7Y UST	2.70%	1.88% - 1.98%	4.58% - 4.68%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	2.64%	1.83% - 1.93%	4.47% - 4.57%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	2.64%	2.33% - 2.43%	4.97% - 5.07%	3 Years - 0.06%
9% Forward	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y UST	2.64%	2.71% - 2.81%	5.35% - 5.45%	

Freddie Mac TAH Tax Exempt Bond*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	
4% TEL	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	2.64%	1.84% - 1.94%	4.48% - 4.58%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	2.64%	2.27% - 2.37%	4.91% - 5.01%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	2.64%	2.33% - 2.43%	4.97% - 5.07%	

BWE Direct Placement - Tax Exempt Bond*										
Execution	Forward	Term	Amort	DSCR	LTC/LTV	Index	Index Rate	Spread	All-In Rate	
4% Const to Perm	36 Mo Const	Const + 15 Years	40-45 Years**	1.15x	80% LTC/90% LTV	10Y UST	2.64%	2.00% - 2.35%	4.64% - 4.99%	

Floating Rate Available During Construction, Call BWE Originator For Construction Indication.

GNMA										
Execution	Forward	Term	Amort	DSCR	LTC/LTV	Index	All-In-Rate	MIP		
223(f)	Immediate	35 Years	35 Years	1.11x-1.15x	87%-90% LTV	10Y UST	4.07% - 4.28%	0.25%-0.35%		**\$1.5MM+
221(d)(4)	Const to Perm	Const + 40 Years	40 Years	1.11x-1.15x	87%-90% LTC	10Y UST	4.72% - 4.94%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	4.09% - 4.47%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.44% - 5.83%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	Const to Perm	Const + 38 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	4.42% - 4.82%	0.25%-0.35%		**\$750k+

*Spread indications assume a loan size of \$10,000,000.

**Interest only and additional amortization available for select sponsors and strong markets

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