

WEEKLY RATES	30-Day AVG SOFR	7-Year UST	10-Year UST	10-Year LIBOR Swap	10-Year SOFR Swap	15-Year SOFR Swap
Current	4.56%	3.52%	3.46%	3.53%	3.24%	3.26%
Previous Week	4.56%	3.79%	3.66%	3.69%	3.40%	3.59%

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	4.19%	3.52%	1.83% - 2.13%	5.35% - 5.65%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.99%	3.46%	1.77% - 2.07%	5.23% - 5.53%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.99%	3.46%	1.99% - 2.29%	5.45% - 5.75%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.99%	3.46%	2.24% - 2.54%	5.70% - 6.00%

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 SOFR SWAP	3.26%	2.24% - 2.44%	5.48% - 5.68%	
WF Forward	30 Mo + 6 Mo	10 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.26%	1.94% - 2.14%	5.18% - 5.38%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.26%	2.24% - 2.44%	5.48% - 5.68%	

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 SOFR SWAP	3.26%	1.89% - 2.09%	5.13% - 5.33%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y SOFR SWAP	3.26%	1.99% - 2.19%	5.23% - 5.43%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y SOFR SWAP	3.26%	2.09% - 2.29%	5.33% - 5.53%	

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	3.52%	2.03% - 2.13%	5.55% - 5.65%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.46%	1.98% - 2.08%	5.44% - 5.54%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.46%	2.33% - 2.43%	5.79% - 5.89%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.46%	2.66% - 2.76%	6.12% - 6.22%	
Non-LIHTC Forward	30 Mo	10 Years	30 Years	1.25x	80%	10Y UST	3.46%	2.45% - 2.55%	5.91% - 6.01%	
Non-LIHTC Forward	30 Mo	15 Years	30 Years	1.25x	80%	10Y UST	3.46%	2.55% - 2.65%	6.01% - 6.11%	

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	3.46%	1.94% - 2.04%	5.40% - 5.50%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.46%	2.27% - 2.37%	5.73% - 5.83%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.46%	2.33% - 2.43%	5.79% - 5.89%	

BWE DIRECT PLACEMENT - TAX EXEMPT BOND*										
Execution	Forward	Term	Amort	DSCR	LTC/LTV	Index	Index Rate	Spread	All-In Rate	
4% Fixed Const to Perm	36 Mo Const	Const + 15 Years	40 Years**	1.15x	80% LTC/90% LTV	15Y SOFR SWAP	3.26%	2.35% - 2.70%	5.61% - 5.96%	

Supplemental taxable financing available, Contact BWE Originator For Indications

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	5.32% - 5.58%	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	5.91% - 6.16%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.54% - 5.96%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	6.92% - 7.32%	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	6.02% - 6.31%	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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