



# AFFORDABLE HOUSING INDICATIVE LOAN PRICING

## WEEKLY RATES

	10-Year UST	10-Year Swap	7-Year UST
Current	3.30%	3.37%	3.39%
Previous Week	3.44%	3.54%	3.53%

### 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	3.39%	1.47%-1.67%	4.86%-5.06%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.30%	1.48%-1.68%	4.78%-4.98%	2 Years - 0.01%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.30%	1.64%-1.84%	4.94%-5.14%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.30%	1.84%-2.04%	5.14%-5.34%	

#### 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	3.37%	2.02%-2.22%	5.39%-5.59%
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y LIBOR SWAP	3.37%	2.02%-2.22%	5.39%-5.59%

#### 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	3.37%	1.75%-1.95%	5.12%-5.32%
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y LIBOR SWAP	3.37%	1.82%-2.02%	5.19%-5.39%
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y LIBOR SWAP	3.37%	1.83%-2.03%	5.20%-5.40%

#### 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	3.39%	1.78%-1.88%	5.17%-5.27%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.30%	1.73%-1.83%	5.03%-5.13%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.30%	2.33%-2.43%	5.63%-5.73%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.30%	2.76%-2.86%	6.06%-6.16%	

#### 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	3.30%	1.84%-1.94%	5.14%-5.24%
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.30%	2.32%-2.42%	5.62%-5.72%
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.30%	2.38%-2.48%	5.68%-5.78%

#### 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	3.30%	2.00%-2.35%	5.30%-5.65%

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	4.58%	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	5.28%	0.25%-0.35%	***\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	4.69%-5.07%	0.25%-0.35%	***\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	6.04%-6.43%	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	5.02%-5.42%	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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## NEWS

• BWE and BWE Investment Sales will be at the Texas Housing Conference July 25-27, 2022 in Austin, Texas! [Click here to see who's attending.](#)