



AFFORDABLE HOUSING INDICATIVE LOAN PRICING

WEEKLY RATES	10-Year UST	10-Year Swap	7-Year UST	1M SOFR
Current	2.93%	3.00%	2.98%	0.29%
Previous Week	2.74%	2.81%	2.78%	0.29%

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	2.98%	1.61%-1.81%	4.59%-4.79%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	2.93%	1.60%-1.80%	4.53%-4.73%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	2.93%	1.74%-1.94%	4.67%-4.87%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	2.93%	1.89%-2.09%	4.82%-5.02%	

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	3.00%	1.99%-2.19%	4.99%-5.19%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y LIBOR SWAP	3.00%	1.99%-2.19%	4.99%-5.19%	

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	3.00%	1.84%-2.04%	4.84%-5.04%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y LIBOR SWAP	3.00%	1.94%-2.14%	4.94%-5.14%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y LIBOR SWAP	3.00%	2.01%-2.21%	5.01%-5.21%	

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	2.98%	1.78%-1.88%	4.76%-4.86%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	2.93%	1.73%-1.83%	4.66%-4.76%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	2.93%	2.33%-2.43%	5.26%-5.36%	3 Years - 0.06%
9% Forward	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y UST	2.93%	2.76%-2.86%	5.69%-5.79%	

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	2.93%	1.74%-1.84%	4.67%-4.77%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	2.93%	2.22%-2.32%	5.15%-5.25%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	2.93%	2.18%-2.38%	5.11%-5.31%	

BWE Direct Placement - Tax Exempt Bond*										
Execution	Forward	Term	Amort	DSCR	LTV	Index	Index Rate	Spread	All-In Rate	
4% Const to Perm	36 Mo Const	Const + 15 Years	40 Years	1.15x	80% LTC/90% LTV	10Y UST	2.93%	2.00%-2.35%	4.93%-5.28%	

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

GNMA & RHS										
Execution	Forward	Term	Amort	DSCR	LTV	Index	All-In-Rate	MIP Guarantee		
223(f)	Immediate	35 Years	35 Years	1.11x-1.15x	87%-90%	10Y UST	4.03%	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	4.64%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	4.23% - 4.58%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.63% - 6.01%	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	4.56% - 4.93%	0.25%-0.35%		**\$750k+

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

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