



AFFORDABLE HOUSING INDICATIVE LOAN PRICING

WEEKLY RATES	30-Day AVG SOFR	7-Year UST	10-Year UST	10-Year LIBOR Swap	10-Year SOFR Swap
Current	2.28%	3.68%	3.55%	3.62%	3.34%
Previous Week	2.28%	3.61%	3.48%	3.55%	3.27%

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	3.68%	1.59% - 1.89%	5.27% - 5.57%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.55%	1.61% - 1.91%	5.16% - 5.46%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.55%	1.70% - 2.00%	5.25% - 5.55%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.55%	1.86% - 2.16%	5.41% - 5.71%	

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	3.34%	2.34% - 2.54%	5.68% - 5.88%	
WF Forward	30 Mo + 6 Mo	10 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.34%	1.94% - 2.14%	5.28% - 5.48%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.34%	2.34% - 2.54%	5.68% - 5.88%	

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	3.34%	1.97% - 2.17%	5.31% - 5.51%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y SOFR SWAP	3.34%	2.24% - 2.44%	5.58% - 5.78%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y SOFR SWAP	3.34%	2.38% - 2.58%	5.72% - 5.92%	

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	3.68%	1.83% - 1.93%	5.51% - 5.61%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.55%	1.78% - 1.88%	5.33% - 5.43%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.55%	2.33% - 2.43%	5.88% - 5.98%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.55%	2.71% - 2.81%	6.26% - 6.36%	
Non-LIHTC Forward	30 Mo	10 Years	30 Years	1.25x	80%	10Y UST	3.55%	2.40% - 2.50%	5.95% - 6.05%	
Non-LIHTC Forward	30 Mo	15 Years	30 Years	1.25x	80%	10Y UST	3.55%	2.50% - 2.60%	6.05% - 6.15%	

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	3.55%	1.94% - 2.04%	5.49% - 5.59%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.55%	2.37% - 2.47%	5.92% - 6.02%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.55%	2.43% - 2.53%	5.98% - 6.08%	

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	3.55%	2.00% - 2.30%	5.55% - 5.85%	

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	4.83% - 5.09%	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	5.50% - 5.74%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.22% - 5.59%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	6.52% - 6.91%	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	5.55% - 5.94%	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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