

WEEKLY RATES	30-Day AVG SOFR	7-Year UST	10-Year UST	10-Year LIBOR Swap	10-Year SOFR Swap
Current	3.42%	3.92%	3.82%	3.80%	3.51%
Previous Week	3.39%	3.88%	3.78%	3.76%	3.47%

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	3.92%	1.63% - 1.93%	5.55% - 5.85%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.82%	1.62% - 1.92%	5.44% - 5.74%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.82%	1.80% - 2.10%	5.62% - 5.92%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.82%	1.99% - 2.29%	5.81% - 6.11%	

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	3.51%	2.49% - 2.69%	6.00% - 6.20%	
WF Forward	30 Mo + 6 Mo	10 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.51%	2.19% - 2.39%	5.70% - 5.90%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.51%	2.49% - 2.69%	6.00% - 6.20%	

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	3.51%	2.09% - 2.29%	5.60% - 5.80%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y SOFR SWAP	3.51%	2.19% - 2.39%	5.70% - 5.90%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y SOFR SWAP	3.51%	2.34% - 2.54%	5.85% - 6.05%	

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	3.92%	1.98% - 2.08%	5.90% - 6.00%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.82%	1.93% - 2.03%	5.75% - 5.85%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.82%	2.48% - 2.58%	6.30% - 6.40%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.82%	2.86% - 2.96%	6.68% - 6.78%	
Non-LIHTC Forward	30 Mo	10 Years	30 Years	1.25x	80%	10Y UST	3.82%	2.55% - 2.65%	6.37% - 6.47%	
Non-LIHTC Forward	30 Mo	15 Years	30 Years	1.25x	80%	10Y UST	3.82%	2.65% - 2.75%	6.47% - 6.57%	

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	3.82%	2.09% - 2.19%	5.91% - 6.01%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.82%	2.52% - 2.62%	6.34% - 6.44%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.82%	2.58% - 2.68%	6.40% - 6.50%	

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	40-42 Years**	1.15x	80% LTC/90% LTV	10Y UST	3.82%	2.00% - 2.30%	5.82% - 6.12%	

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	5.44% - 5.71%	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	6.06% - 6.30%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	6.17% - 6.59%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	7.65% - 8.06%	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	6.50% - 6.94%	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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