

WEEKLY RATES	30-Day AVG SOFR	7-Year UST	10-Year UST	10-Year LIBOR Swap	10-Year SOFR Swap
Current	4.31%	3.56%	3.51%	3.46%	3.18%
Previous Week	4.30%	3.53%	3.48%	3.44%	3.16%

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	3.56%	1.48% - 1.78%	5.04% - 5.34%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.51%	1.40% - 1.70%	4.91% - 5.21%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.51%	1.63% - 1.93%	5.14% - 5.44%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.51%	1.79% - 2.09%	5.30% - 5.60%	

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	3.18%	2.45% - 2.65%	5.63% - 5.83%	
WF Forward	30 Mo + 6 Mo	10 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.18%	2.15% - 2.35%	5.33% - 5.53%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.18%	2.45% - 2.65%	5.63% - 5.83%	

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	3.18%	2.05% - 2.25%	5.23% - 5.43%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y SOFR SWAP	3.18%	2.15% - 2.35%	5.33% - 5.53%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y SOFR SWAP	3.18%	2.25% - 2.45%	5.43% - 5.63%	

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	3.56%	1.88% - 1.98%	5.44% - 5.54%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.51%	1.83% - 1.93%	5.34% - 5.44%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.51%	2.48% - 2.58%	5.99% - 6.09%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.51%	2.86% - 2.96%	6.37% - 6.47%	
Non-LIHTC Forward	30 Mo	10 Years	30 Years	1.25x	80%	10Y UST	3.51%	2.55% - 2.65%	6.06% - 6.16%	
Non-LIHTC Forward	30 Mo	15 Years	30 Years	1.25x	80%	10Y UST	3.51%	2.65% - 2.75%	6.16% - 6.26%	

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	3.51%	2.09% - 2.19%	5.60% - 5.70%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.51%	2.52% - 2.62%	6.03% - 6.13%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.51%	2.58% - 2.68%	6.09% - 6.19%	

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	3.51%	2.00% - 2.25%	5.51% - 5.76%	

Fixed & Floating Rates Available During Construction, 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	4.86% - 5.12%	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	5.52% - 5.76%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.20% - 5.61%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	6.87% - 7.26%	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	5.53% - 5.96%	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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