

WEEKLY RATES	30-Day AVG SOFR	7-Year UST	10-Year UST	10-Year LIBOR Swap	10-Year SOFR Swap	15-Year SOFR Swap
Current	4.98%	3.74%	3.71%	3.72%	3.44%	3.48%
Previous Week	4.97%	3.76%	3.74%	3.75%	3.46%	3.33%

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	3.74%	1.75% - 2.05%	5.49% - 5.79%	1 Year - 0.01%
MAH Preservation	Immediate	10 Years	30 Years	1.20x	80%	10Y UST	3.71%	1.63% - 1.93%	5.34% - 5.64%	2 Years - 0.02%
MAH Preservation	Immediate	12 Years	30 Years	1.20x	80%	10Y UST	3.71%	1.80% - 2.10%	5.51% - 5.81%	3 Years - 0.03%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.71%	2.01% - 2.31%	5.72% - 6.02%	

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 SOFR SWAP	3.48%	2.52% - 2.72%	5.96% - 6.16%	
WF Forward	30 Mo + 6 Mo	10 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.48%	2.20% - 2.40%	5.64% - 5.84%	
WF Forward	30 Mo + 6 Mo	15 Years	30 Years	1.20x	80%	10Y SOFR SWAP	3.48%	2.52% - 2.72%	5.96% - 6.16%	

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	3.48%	2.15% - 2.35%	5.59% - 5.79%	
4% MTEB	30 Mo + 6 Mo	15 Years	35 Years	1.15x	90%	10Y SOFR SWAP	3.48%	2.25% - 2.45%	5.69% - 5.89%	
4% MTEB	30 Mo + 6 Mo	17 Years	40 Years	1.15x	90%	10Y SOFR SWAP	3.48%	2.40% - 2.60%	5.84% - 6.04%	

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	3.74%	2.03% - 2.13%	5.77% - 5.87%	1 Year - 0.02%
CME Preservation	Immediate	10 Years	30 Years	1.25x	80%	10Y UST	3.71%	1.98% - 2.08%	5.69% - 5.79%	2 Years - 0.04%
9% Immediate	Immediate	15 Years	35 Years	1.15x	90%	10Y UST	3.71%	2.43% - 2.53%	6.14% - 6.24%	3 Years - 0.06%
9% Forward	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.71%	2.66% - 2.76%	6.37% - 6.47%	
Non-LIHTC Forward	30 Mo	10 Years	30 Years	1.25x	80%	10Y UST	3.71%	2.30% - 2.40%	6.01% - 6.11%	
Non-LIHTC Forward	30 Mo	15 Years	30 Years	1.25x	80%	10Y UST	3.71%	2.45% - 2.55%	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	3.71%	2.04% - 2.14%	5.75% - 5.85%	
4% TEL	30 Mo	15 Years	35 Years	1.15x	90%	10Y UST	3.71%	2.27% - 2.37%	5.98% - 6.08%	
4% TEL	30 Mo	17 Years	40 Years	1.15x	90%	10Y UST	3.71%	2.33% - 2.43%	6.04% - 6.14%	

BWE DIRECT PLACEMENT - TAX EXEMPT BOND*										
Execution	Forward	Term	Amort	DSCR	LTC/LTV	Index	Index Rate	Spread	All-In Rate	
4% Fixed Const to Perm	36 Mo Const	Const + 15 Years	40 Years**	1.15x	80% LTC/90% LTV	15Y SOFR SWAP	3.48%	2.30% - 2.70%	5.78% - 6.18%	

Supplemental taxable financing available, 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	5.69% - 5.97%	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	6.16% - 6.43%	0.25%-0.35%		**\$2.5MM+
USDA/RHS 538 GRRHP	Immediate	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	5.57% - 6.00%	0.25%-0.35%		**\$750k+
USDA/RHS 538 GRRHP	24 Mo	40 Years	40 Years	1.15x	70% LTC/90% LTV	10Y UST	Contact BWE for Quote	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	5.90% - 6.35%	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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