

MHP Multifamily Financing - Interest Rates as of 12/1/2025

Contact Nancy McCafferty, Director of Business Development (nmccafferty@mhp.net; 857-317-8556) or Alma Balonon-Rosen, Senior Relationship Manager (almabr@mhp.net; 585-764-6963) for more information.

MHP DIRECT LENDING

Term/Am	\$2MM	\$5MM	\$10MM	Terms	Leverage	Affordability	Prepayment
Taxable				10-20 yr terms available for taxable executions, with up to 35 yr amortizations; Rates do not include rate lock spread, which is available upon request (up to 30 months prior to closing); Tax-exempt executions available at lower rates and with up to 40 yr amortizations (please request pricing directly for tax-exempt executions involving other permanent participating lender(s)); Tax-exempt public offerings available with letter of credit	1.10 DSC/85% LTV for >70% affordable; 1.15 DSC/80% LTV for 50-70% affordable; 1.20 DSC/75% LTV for <50% affordable	20% at 80% AMI in 40R district; 25% at 80% AMI if 40B; otherwise, 20% at 50% AMI or 40% at 60% AMI; Min. affordability of 10 yrs	No prepayment until year 5; 2% prepayment fee incurred for early prepayment (yield maintenance may also apply); Prepayment allowed without premium within 3-months of maturity
10/30	6.25%	5.79%	5.64%				
20/30	6.58%	6.17%	6.03%				
20/35	6.57%	6.17%	6.04%				
Tax-Exempt (Direct Bond Placement)							
20/40	5.73%	5.33%	5.20%				
Emerging Developers WCLOC				3 year non-revolving LOC up to \$250,000 per organization (minimum \$50,000); See term sheet on website for additional details: <a href="https://www.mhp.net/assets/projects/images/WCLOC-for-Emerging-Developers-Term-Sheet-7-22-24.pdf">https://www.mhp.net/assets/projects/images/WCLOC-for-Emerging-Developers-Term-Sheet-7-22-24.pdf</a>	Current Ratio of at least 1.0; Total D/W Ratio of no more than 4.0 (including funds advanced under the WCLOC and excluding soft debt); Minimum liquidity level as determined by MHP and not less than one average month of organization's operating expenses	10% at 80% AMI in Inclusionary Zoning Districts or Housing Development Incentive (HDIP); 20% at 80% AMI	N/A
Term	Rate	Structure					
3 yrs	4.24%	Interest only					

MHP/FHA RISK SHARE - HUD 542(c)

Term/Am	\$2MM	\$5MM	\$10MM	\$20MM	Terms	Leverage	Affordability	Prepayment
17/35	5.72%	5.54%	5.47%	5.44%	Fully amortizing 30-40 year terms, with 17 year balloons also available; Early rate lock available (up to 3 years prior to closing); Requires HUD environ. review, 2530 clearance, subsidy layering review, post-closing Inspire inspections	1.10 DSC/90% LTV for >70% affordable; 1.15 DSC/85% LTV for 50-70% affordable; 1.20 DSC/80% LTV for <50% affordable	20% at 50% AMI or 40% at 60% AMI for term of loan, with min. affordability of 20 yrs	No prepayment costs after yr 10; Prepayment prohibited until end of yr 10.
17/40	5.67%	5.49%	5.48%	5.40%				
35/35	5.74%	5.56%	5.50%	5.47%				
40/40	5.74%	5.56%	5.50%	5.47%				
Rates exclude MIP of 12.5 basis points								

FANNIE MAE - FIXED RATE FINANCING<sup>1</sup>

Term/Am	≤\$6MM	≥\$6MM	Terms	Leverage	Affordability	Prepayment
5/30	5.61%	5.22%	Up to 30 year term and amortization (longer amortizations may be available for certain transactions upon request); 6-12 mo early rate lock available, with 24-30 mo rate lock available for LIHTC; Underwriting floor rate will apply for terms < 12 yrs; Up to 120k/unit in rehab can be funded Rates for MBS as Tax-Exempt Bond Collateral (MTEB) executions available upon request	1.15 DSC/90% LTV for LIHTC; 1.20 DSC/80% for 20% at 50% AMI or 40% at 60% AMI; 1.25 DSC/80% LTV for 25% at 80% AMI; Better pricing available with lower leverage	20% at 50% AMI or 40% at 60% AMI; 20% at 80% AMI in 40R district or 25% at 80% AMI if 40B, with slightly higher pricing	Rates shown assume standard yield maintenance 6 months prior to maturity; Yield maintenance period is selectable by borrower; Declining prepayment premium options available for all terms
7/30	5.47%	5.08%				
12/30	5.90%	5.51%				
15/30	6.58%	6.19%				
18/30	7.04%	6.65%				

FHA MAP - HUD 223(f)

Term/Am	\$2MM	\$5MM	\$10MM	>\$10MM	Terms	Leverage	Affordability	Prepayment
35/35	5.63%	5.48%	5.48%	5.33%	35 year loan term/am (no balloon loans); For new construction a project must demonstrate one full month of operations at required DSC at the time of the HUD application, and which must be sustained for three months prior to loan endorsement; Rehab < \$52,091 per unit; Requires HUD reviews (see <i>Treasury Risk Share</i> req. above) and HUD loan approval with 45 day estimated processing time	1.11 DSC/90% LTV for 90% or Greater Units with Rental Assistance; 1.11 DSC/90% LTV for Affordable Housing (LIHTC w/ Rent Advantage to Market); 1.15 DSC/87% LTV for Market Rate (or LIHTC w/o Rent Advantage); LTV will vary for cash-out refinance transactions	10% at 80% in high poverty census tracts; 20% at 80% AMI in 40R district; 25% at 80% AMI if 40B; otherwise, 20% at 50% AMI or 40% at 60% AMI	Declining premium (e.g. 10% in year 1, 9% in year 2, etc.), with no prepayment fees after 10 years
Rates exclude MIP of 25 basis points for projects with affordability of 20% at 50% AMI or 40% at 60% AMI (min. 15 yr restriction); MIP of 35 basis points applies for market rate properties								

<sup>1</sup> MAH Tier 2 pricing, with 10 basis point pricing waiver assumed