

<b>ELIGIBLE BORROWERS</b>	<ul style="list-style-type: none"> <li>Borrower may generally be a limited partnership, corporation, limited liability company, or a tenancy in common (TIC).</li> <li>General partnerships, limited liability partnerships, REITs and certain trusts may also be acceptable in limited circumstances, subject to additional requirements.</li> <li>Borrower must generally be a Single Purpose Entity (SPE) (see Section 6.13 of the Loan Agreement for basic SPE requirements); however, on loans less than \$5 million, upon borrower's request, a borrower other than a TIC may be a Single Asset Entity instead of an SPE.</li> <li>If the borrower is structured as a TIC, each tenant in common must be an SPE.</li> </ul>
<b>ELIGIBLE PROPERTIES TYPES</b>	Standard multifamily housing, student housing, seniors housing, manufactured housing communities and Targeted Affordable Housing (e.g., cash LIHTC Year 4-10 and 11-15, Section 8 loans); conventional structured transactions; Floating-rate loans are not available for cooperative housing.
<b>TERMS</b>	5-, 7-, and 10-year terms.
<b>AMOUNT</b>	Generally, \$5 million to \$100 million (smaller and larger loans will be considered).
<b>PRICING INDEX</b>	30-day Average SOFR.
<b>EARLY RATE-LOCK OPTION</b>	Early rate-lock option available for varying durations, typically ranging from 60 to 120 days from rate-lock until Freddie Mac purchase.
<b>INTEREST-ONLY PERIOD</b>	Partial-term and full-term interest-only available.
<b>INTEREST RATE CAP</b>	Expanded the number of cap options available. Borrower may obtain its own cap coverage from a third-party provider (see our Approved Counterparties List for a list of approved providers, which we have increased); see the Interest-Rate Cap Options for Floating-Rate Cash Loans with a 7-Year Term example. No cap necessary for loans with a Loan-to-Value (LTV) ratio of less than 60%.
<b>MAXIMUM AMORTIZATION</b>	30 years.
<b>AMORTIZATION CALCULATIONS</b>	Actual/360.
<b>LOCK-OUT/PREPAYMENT PROVISIONS</b>	Four lock-out/prepayment options available (see chart below) with no premium for final 90 days; other options are available for loans that are not intended to be securitized; Borrowers should contact a Freddie Mac Multifamily Optigo Seller/Servicer for more information; Optigo Sellers should contact their Freddie Mac representative.
<b>TAX AND INSURANCE ESCROW</b>	Generally required.
<b>REPLACEMENT RESERVE DEPOSIT</b>	Generally required.
<b>RECOURSE REQUIREMENTS</b>	Non-recourse except for standard carve-out provisions.
<b>SUPPLEMENTAL LOAN AVAILABILITY</b>	Yes, subject to requirements specified in the Loan Agreement.
<b>APPLICATION FEE</b>	Greater of \$2,000 or 0.1% of loan amount for conventional first mortgages; supplemental and seniors housing loans are > \$5,000 or 0.15% of loan amount; supplemental loans are > \$5,000 or 0.1% of loan amount and Targeted Affordable Housing loans are > \$3,000 or 0.1% of loan amount.
<b>REFINANCE TEST</b>	No Refinance Test is necessary if the loan has an amortizing debt coverage ratio (DCR) of 1.40x or greater and a LTV ratio of 60% or less.



**LOCK-OUT/PREPAYMENT PROVISIONS**

Prepayment Premium	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Option 1	Locked Out	1%	1%	1%	1%	1%	1%	1%
Option 2	3%	2%	1%	1%	1%	1%	1%	1%
Option 3	5%	4%	3%	2%	1%	1%	1%	1%
Option 4*	7%	6%	5%	4%	3%	2%	1%	1%

\*Only for 10-year capped floating-rate loan.

**LOAN-TO-VALUE RATIOS AND AMORTIZING DEBT COVERAGE RATIOS**

Floating-Rate Base Conventional Maximum LTV & Min. DCR	Amortizing	Partial-Term Interest Only	Full-Term Interest Only
≥5-Year & < 7-Year Term	75% / 1.25x	75% / 1.25x	65% / 1.35x
7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x
> 7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x



This sheet sets out the general guidelines of a loan program and is designed solely as an aid to prospective borrowers and other clients. It does not represent or imply a contract or a commitment to lend funds. A commitment to lend funds may only be made by a written letter issued by NewPoint to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of NewPoint Real Estate Capital LLC. Arizona Commercial Mortgage Banker License CBK - 0926535. Nevada Mortgage Company License 5605. California DFPI Finance Law License 603F812. California commercial real estate broker activities are conducted through NewPoint Multifamily Capital Corporation (California Department of Real Estate Broker License No. 01995692, which is a wholly owned subsidiary of NewPoint Real Estate Capital LLC. New York Real Estate Broker Company License No. 10991236549. North Carolina Collection Agency Permit No. 112712. North Dakota Money Broker License MB104168. South Dakota Non-Residential Mortgage Lender License 1140125.ML-NR. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](http://newpoint.com/licensing-disclosures).

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