

<b>TERM</b>	<ul style="list-style-type: none"> <li>• 3- or 5-year interest-only.</li> <li>• Two conditional 1-year extension options.</li> </ul>
<b>COMMITMENT AMOUNT</b>	<ul style="list-style-type: none"> <li>• \$100 million preferred minimum.</li> <li>• Up to 50% of initial commitment amount in expansion rights.</li> </ul>
<b>BORROWERS</b>	Seasoned and well-capitalized multifamily owner/operators with strong credit performance; preferably with prior credit facility borrowing experience.
<b>GUARANTOR FINANCIAL COVENANTS</b>	10% liquidity and 30% net worth.
<b>INTEREST RATE TYPE</b>	Floating.
<b>COLLATERAL</b>	First-lien mortgages of mission-based workforce housing (not available for Small Balance Loans)
<b>CROSSED TLC</b>	<ul style="list-style-type: none"> <li>• LTV/DSCR sublimits measured at the TLC level with no limits at the property level.</li> <li>• No minimum occupancy requirement.</li> </ul>
<b>UNCROSSED TLC</b>	<ul style="list-style-type: none"> <li>• Each property is evaluated individually and must meet the sublimit requirements individually.</li> <li>• No minimum occupancy requirement.</li> </ul>
<b>TYPICAL LTV RANGE</b>	50% - 75%.
<b>MINIMUM INTEREST-ONLY DSCR</b>	<p>Minimum DSCR varies by product type:</p> <ul style="list-style-type: none"> <li>• Conventional Multifamily: 1.45x.</li> <li>• Manufactured Housing Communities: 1.45x-1.50x.</li> <li>• TAH: 1.40x*.</li> <li>• Uncrossed Pools Added: +0.10x.</li> </ul> <p>*Subject to Freddie Mac review/approval.</p>
<b>UNDERWRITING RATE (FOR MOST MARKETS)</b>	<ul style="list-style-type: none"> <li>• Without interest rate cap: index floor + stress rate (100 bps) + gross spread.</li> <li>• With interest rate cap: cap strike rate + gross spread.</li> </ul>
<b>INTEREST RATE CAP</b>	Third-party caps are recommended.
<b>COMMITMENT FEE AND PROPERTY ADDITION FEE</b>	<ul style="list-style-type: none"> <li>• Commitment fee: 5 basis points.</li> <li>• Addition fee: 10 basis points.</li> </ul>
<b>EXTENSION FEE</b>	\$50,000 for each extension year.
<b>UNUSED COMMITMENT FEE</b>	20 basis points charged annually on the difference between the commitment amount and UPB drawn.



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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**SEASONING FEE**

50 basis points charged annually at the asset level beginning in the fourth year the asset is in the TLC.

**Securitized Product Exit**

- No release fee.
- If exit into floating-rate securitized product, increased call protection may be required.

**ASSET RELEASE FEE****Property Sale**

1% of the allocated loan amount; waived if new buyer finances with a Freddie Mac securitized product.

**All Other Exits**

- Years 1 to 3 of facility: 2% of the allocated loan amount.
- After year 3 of facility: 1% of the allocated loan amount.



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