

**NewPoint offers proprietary preferred equity alongside our Freddie Mac loans, providing clients a best-in-class capital solution through a single platform. Borrowers benefit from a streamlined experience, with origination and ongoing servicing managed seamlessly by NewPoint.**

<b>ELIGIBLE PROPERTIES</b>	Conventional and affordable multifamily housing, seniors housing, student housing, manufactured housing communities, cooperative housing, and built-to-rent properties, subject to Freddie Mac policies.
<b>ELIGIBLE BORROWERS</b>	Borrowers must qualify for Freddie Mac senior loan.
<b>FINANCING PURPOSE</b>	Acquisition or refinance
<b>PREFERRED EQUITY AMOUNT</b>	Generally, \$2M – \$100M; however, larger investment amounts will be considered.
<b>PREFERRED EQUITY TERM</b>	Coterminous with a Freddie Mac senior loan.
<b>RATE STRUCTURE</b>	Fixed rate
<b>AMORTIZATION</b>	Interest-only
<b>MINIMUM COMBINED DSCR</b>	1.05x (preferred equity - interest-only; senior loan - amortizing)
<b>MAXIMUM COMBINED LOAN-TO-VALUE</b>	Up to 90%
<b>PRICING</b>	Competitive pricing; current pay and accrual available subject to NewPoint’s determination.
<b>RATE LOCK</b>	Can be combined with some Freddie Mac loan features such as the early rate lock option and index lock option. Eligibility subject to Freddie Mac approval.
<b>TAX AND INSURANCE ESCROWS</b>	Generally required
<b>REPLACEMENT RESERVES</b>	Generally required
<b>THIRD-PARTY REPORTS</b>	Standard third-party reports as required/processed under the senior loan.
<b>FEES</b>	Standard application and investment fees apply. NewPoint’s outside counsel fee to be quoted for each transaction.
<b>EARLY REPAYMENT</b>	Allowed; minimum multiple negotiable

