

# Freddie Mac Conventional Rates

## Freddie Mac CME: Fixed Rate Pricing

Term / Defeasance	Treasury	Full Leverage 80% / 1.25x		Moderate Leverage 70% / 1.35x		Low Leverage 60% / 1.45x	
		Spread	Rate	Spread	Rate	Spread	Rate
5 Year / 4.5 Years	0.28%	N/A	N/A	2.38%	2.65%	2.23%	2.50%
7 Year / 6.75 Years	0.46%	2.58%	3.03%	2.38%	2.83%	2.23%	2.68%
10 Year / 9.75 Years	0.61%	2.53%	3.14%	2.38%	2.99%	2.23%	2.84%
12 Year / 11.75 Years	0.61%	2.63%	3.24%	2.48%	3.09%	2.33%	2.94%
15 Year / 14.75 Years	0.61%	2.63%	3.24%	2.48%	3.09%	2.33%	2.94%

## Freddie Mac ARM Pricing

7 Year ARM w/3 <sup>rd</sup> Party CAP	1 Mo LIBOR	Spread	Starting Rate	Max Note Rate
1 Year Lockout Followed by 1% Penalty	0.18%	2.63%	2.80%	5.75%
2 Year Lockout Followed by 1% Penalty	0.18%	2.58%	2.75%	5.75%
10 Year ARM w/3 <sup>rd</sup> Party CAP	1 Mo LIBOR	Spread	Starting Rate	Max Note Rate
1 Year Lockout Followed by 1% Penalty	0.18%	2.68%	2.85%	5.75%
2 Year Lockout Followed by 1% Penalty	0.18%	2.63%	2.80%	5.75%

Does not factor in floors – The current floor is the greater of the Treasury minus 15 bps at time of quote or 0.50%

The ARM pricing above are for loans between \$10MM - \$25MM, 70% LTV; add 15 bps for 80% LTV.

Affordable Benefit – Between 0 bps and 22 bps on fixed rate and 0 bps to 24 bps on floating rate.

Green Benefit – Only 7- and 10-year fixed loans that qualify as workforce housing are eligible for the green programs. The overall benefit of the green programs are now 15-20 bps depending on the loan's leverage point and the mission component of the deal.