

# Freddie Mac SBL Rates

## Affordability Assumptions

Index	HYBRID			FIXED		
	5 Yr	7 Yr	10 Yr	5 Yr	7 Yr	10 Yr
Top Markets	2.77%	2.93%	2.99%	2.82%	2.93%	2.99%
Standard Markets	2.99%	2.93%	2.99%	3.04%	2.93%	2.99%
Small Markets	3.28%	3.12%	3.13%	3.33%	3.12%	3.13%
Very Small Markets	3.33%	3.22%	3.23%	3.38%	3.22%	3.23%

\* Assumes yield maintenance prepay, 60% LTV, 1.35x DSCR, uncapped discount, VLI discount and no IO  
Actual rates will be subject to change based upon evaluation of each transaction and preparation of detailed quotes and letters of interest.

## No Affordable Assumptions

Index	HYBRID			FIXED		
	5 Yr	7 Yr	10 Yr	5 Yr	7 Yr	10 Yr
Top Markets	3.17%	3.33%	3.39%	3.22%	3.33%	3.39%
Standard Markets	3.39%	3.33%	3.39%	3.44%	3.33%	3.39%
Small Markets	3.63%	3.52%	3.53%	3.68%	3.52%	3.53%
Very Small Markets	3.68%	3.62%	3.63%	3.73%	3.62%	3.63%

\* Assumes yield maintenance prepay, 60% LTV, 1.35x DSCR, no affordability discount and no IO  
Actual rates will be subject to change based upon evaluation of each transaction and preparation of detailed quotes and letters of interest..