

KeyBank Real Estate Capital® Affordable Pricing

Update as of 02/26/2025

Fannie Mae Tax Exempt Bond Indicative Pricing									
						Over \$6M		Under \$6M	
Product	Term	Amortization	Forward Period	Min. DSC	Max LTV	Bond Rate	All In Rate	Bond Rate	All In Rate
4% MTEB*	16 Years	35–40 Years	Immediate	1.15x	90%	4.46%	5.22% - 5.52%	4.46%	5.61% - 5.91%
	16 Years	35–40 Years	Up to 24 mo. + 6 mo. + 6 mo.			4.78%	5.54% - 5.84%	4.78%	5.93% - 6.23%
	18 Years	35–40 Years				4.93%	5.69% - 5.99%	4.93%	6.08% - 6.38%

Fannie Mae Capital Markets and Preservation Indicative Pricing									
						Over \$6M		Under \$6M	
Product	Term	Amortization	Forward Period	Min. DSC	Max LTV	Gross Spread	All In Rate	Gross Spread	All In Rate
Preservation	10 Years	30–35 Years	–	1.20x	80%	1.21% - 1.51%	5.50% - 5.80%	1.60% - 1.90%	5.89% - 6.19%
9% Taxable FWD MBS Exchange	16 Years	35–40 Years	30-Month	1.15x	90%	Please call		Please call	
	18 Years	35–40 Years				Please call		Please call	
9% LIHTC	15 Years	35–40 Years	Immediate	1.15x	90%	Please call		Please call	
	18 Years	35–40 Years	30-Month			2.71% - 3.01%	7.00% - 7.30%	3.10% - 3.40%	7.39% - 7.69%
	18 Years	35–40 Years				3.01% - 3.31%	7.30% - 7.60%	3.40% - 3.70%	7.69% - 7.99%

Freddie Mac Capital Markets Indicative Pricing									
						Over \$7.5M		Under \$7.5M	
Product	Term	Amortization	Forward Period	Min. DSC	Max LTV	Gross Spread	All In Rate	Gross Spread	All In Rate
Preservation	7 Years	30–35 Years	–	1.25x	80%	1.38% - 1.53%	5.59% - 5.74%	1.58% - 1.73%	5.79% - 5.94%
	10 Years	30–35 Years	–	1.25x	80%	1.20% - 1.35%	5.49% - 5.64%	1.40% - 1.55%	5.69% - 5.84%
CME ARM	10 Years	30–35 Years	–	1.25x/1.00x	80%	1.95% - 2.05%	6.30% - 6.40%	2.15% - 2.25%	6.50% - 6.60%
9% LIHTC	15 Years	35–40 Years	Immediate	1.15x	90%	1.84% - 1.99%	6.13% - 6.28%	2.04% - 2.19%	6.33% - 6.48%
	15 Years	35–40 Years	30-Month			2.11% - 2.26%	6.40% - 6.55%	2.31% - 2.46%	6.60% - 6.75%

Freddie Mac Tax Exempt Loan Indicative Pricing									
						Over \$7.5M		Under \$7.5M	
Product	Term	Amortization	Forward Period	Min. DSC	Max LTV	Gross Spread	All In Rate	Gross Spread	All In Rate
TEL	15 Years	35–40 Years	Immediate	1.15x	90%	1.30% - 1.45%	5.59% - 5.74%	1.50% - 1.65%	5.79% - 5.94%
			30-Month			1.67% - 1.82%	5.96% - 6.11%	1.87% - 2.02%	6.16% - 6.31%

* Negative arbitrage may apply in certain interest rate environments.



The above rate indications are for informational purposes only and are subject to change with market conditions. These rates are not firm bids or offers for any of these structures. The information is subject to change without notice.

Your actual interest rate may differ based on various factors such as creditworthiness, overall business relationship with KeyBank and amount.

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