

Summary of Terms
Multifamily Credit Insurance Risk Transfer (MCIRT™)
MCIRT 2021-01

- Insured:** Fannie Mae
- Covered Loans:** An \$11.8 billion portfolio of Multifamily mortgage loans acquired between January 1, 2021 and March 31, 2021
- Insurance Structure:** Aggregate Excess of Loss Credit Insurance
- Insurance Coverage:** Aggregate Excess of Loss Credit Insurance with total placed limit of liability of approximately \$218 MM (1.85% of the Total Initial Principal Balance) in excess of a retention of approximately \$177 MM (1.5% of the Total Initial Principal Balance). Limit of liability information by tranche is presented in the table below.

| Limit of Liability - MCIRT 2021-01 | | |
|------------------------------------|-------------------------|--------------------------|
| Tranche Name | Limit of Liability (\$) | Limit of Liability (bps) |
| A | \$100 MM | 85 |
| B | \$118 MM | 100 |
| Total: | \$218 MM | 185 |

- Monthly Premium:** Premium payable in one hundred twenty (120) equal monthly in advance beginning September 1, 2021. Monthly Premium shall be on the first Business Day of each month.
- Claim Basis:** Actual Loss, Net of Lender Loss Share
- Effective Date:** September 1, 2021
- Termination Date:** August 31, 2031

COLLATERAL REQUIREMENTS

| | | S&P Insurer Financial Strength Rating | | | | | | | | |
|---|--------------------------------|---------------------------------------|-------|-----|-----|------|-----|---------------|--------------------------------|-----------------------------|
| | | AA- or higher | A+ | A | A- | BBB+ | BBB | BBB- or lower | Not Rated since effective date | Rating no longer maintained |
| AM Best Insurer Financial Strength Rating | A+ or higher | 20% | 22.5% | 25% | 25% | 50% | 50% | 75% | 30% | 50% |
| | A | 25% | 25% | 25% | 25% | 50% | 50% | 75% | 30% | 50% |
| | A- | 25% | 25% | 25% | 25% | 50% | 50% | 75% | 50% | 75% |
| | B++ | 50% | 50% | 50% | 50% | 50% | 50% | 75% | 75% | 75% |
| | B+ or lower | 75% | 75% | 75% | 75% | 75% | 75% | 100% | 100% | 100% |
| | Not Rated since effective date | 30% | 30% | 30% | 50% | 50% | 75% | 100% | 100% | 100% |
| | Rating no longer maintained | 50% | 50% | 50% | 75% | 75% | 75% | 100% | 100% | 100% |

| | | S&P Insurer Financial Strength Rating | | | | | | | | |
|---|--------------------------------|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------|-----------------------------|
| | | AA- or higher | A+ | A | A- | BBB+ | BBB | BBB- or lower | Not Rated since effective date | Rating no longer maintained |
| AM Best Insurer Financial Strength Rating | A+ or higher | | | | | Premium Capture | Premium Capture | Premium Capture | | |
| | A | | | | | Premium Capture | Premium Capture | Premium Capture | | |
| | A- | | | | | Premium Capture | Premium Capture | Premium Capture | | Premium Capture |
| | B++ | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture |
| | B+ or lower | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture |
| | Not Rated since effective date | | | | | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture |
| | Rating no longer maintained | | | | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture | Premium Capture |