

SECURITIES AND EXCHANGE COMMISSION

FORM FWP

Filing under Securities Act Rules 163/433 of free writing prospectuses

Filing Date: **2021-11-22**
SEC Accession No. [0001539497-21-001905](#)

(HTML Version on secdatabase.com)

SUBJECT COMPANY

Wells Fargo Commercial Mortgage Trust 2021-C61

CIK: [1891774](#) | State of Incorporation: **NC** | Fiscal Year End: **1231**
Type: **FWP** | Act: **34** | File No.: [333-257991-02](#) | Film No.: **211432473**
SIC: **6189** Asset-backed securities

Mailing Address	Business Address
<i>301 SOUTH COLLEGE STREET CHARLOTTE NC 28228-0166</i>	<i>301 SOUTH COLLEGE STREET CHARLOTTE NC 28228-0166 7043832556</i>

FILED BY

WELLS FARGO COMMERCIAL MORTGAGE SECURITIES INC

CIK: [850779](#) | IRS No.: **561643598** | State of Incorporation: **NC** | Fiscal Year End: **1231**
Type: **FWP**
SIC: **6189** Asset-backed securities

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<i>301 SOUTH COLLEGE STREET CHARLOTTE NC 28228-0166</i>	<i>301 SOUTH COLLEGE STREET CHARLOTTE NC 28228-0166 7043832556</i>

From: Wells Abf Syndicate Wells Fargo (WELLS FARGO SECURITI) At: 11/22/21 09:10:32 UTC-5:00
To: [REDACTED]
Subject: NEW ISSUE CMBS: WFCM 2021-C61 *PUBLIC IO ANNOUNCEMENT/GUIDANCE*
WFCM 2021-C61 - PUBLIC NEW ISSUE
IO ANNOUNCEMENT/GUIDANCE \$639.244MM FIXED-RATE CMBS OFFERING

CO-LEAD MANAGERS
& JOINT BOOKRUNNERS: WELLS FARGO SECURITIES, LLC
CREDIT SUISSE SECURITIES (USA) LLC
UBS SECURITIES LLC

CO-MANAGERS: ACADEMY SECURITIES, INC.
DREXEL HAMILTON, LLC
SIEBERT WILLIAMS SHANK & CO., LLC

CLASS	FITCH/KBRA/MOODY'S	SIZE(\$MM)	PROCEEDS(\$MM)	PX GUID
X-A	AAAsf/AAA(sf)/Aaa(sf)	535.092	~52.81	T+ 125-135
X-B	A-sf/AAA(sf)/NR	104.152	~ 7.25	AUCTION 1PM (T+130A)
NON-OFFERED				
X-D	BBB-sf/BBB(sf)/NR	36.528		

COLLATERAL SUMMARY

INITIAL POOL BALANCE: \$764,418,400
NUMBER OF LOANS: 61
NUMBER OF PROPERTIES: 165
WA CUT-OFF LTV: 59.9%
WA BALLOON LTV: 55.7%
WA U/W NCF DSCR: 2.15x
WA U/W NOI DEBT YIELD: 10.4%
WA MORTGAGE RATE: 3.9099%
TOP TEN LOANS %: 45.5%
WA REM TERM TO MATURITY (MOS): 108
WA REM AMORTIZATION TERM (MOS): 351
WA SEASONING (MOS): 3

LOAN SELLERS: LMF(24.7%), WFB(24.3%), LCF(15.4%), COLUMN(13.1%), UBS AG(9.2%), BSPRT(8.5%), OCEANVIEW(4.9%)

TOP 3 PROPERTY TYPES: OFFICE(23.0%), RETAIL(22.3%), MIXED-USE(16.7%)

TOP 5 STATES: FL(17.5%), NY(12.6%), CA(11.2%), TX(10.1%), MI(5.0%)

MASTER SERVICER: WELLS FARGO BANK, NATIONAL ASSOCIATION

SPECIAL SERVICER: CWCAPITAL ASSET MANAGEMENT LLC

DIRECTING
CERTIFICATEHOLDER: LD III Sub IV LLC

DOCUMENTS & TIMING

TERM SHEET, ANNEX A-1: ATTACHED
PRELIM PROSPECTUS: AVAILABLE
PRESALE REPORTS: AVAILABLE
ANTICIPATED PRICING: Week of Nov 22, 2021
ANTICIPATED SETTLEMENT: DECEMBER 6, 2021

CONFERENCE CALLS: UPON DEMAND

LIVE GLOBAL INVESTOR CALL ON TUESDAY, NOVEMBER 16 AT 11 AM ET:
PARTICIPANT OPERATOR ASSISTED DIAL-IN
United States Toll-Free: +1 833 470 1428
United States Toll/International: +1 404 975 4839
Access Code: 289381

Wells Fargo Commercial Mortgage Securities, Inc., as depositor, has filed a registration statement (including a prospectus) with the Securities and Exchange Commission ("SEC") (SEC File No. 333-257991) for the offering to which this communication relates. Before you invest, you should read the prospectus in the registration statement and other documents the depositor has filed with the SEC for more complete information about the depositor, the issuing entity and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the depositor, any underwriter, or any dealer participating in the offering will arrange to send you the prospectus after filing if you request it by calling toll free 1-800-745-2063 (8 a.m. - 5 p.m. EST) or by emailing wfs.cmbs@wellsfargo.com.

If this communication relates to an offering of US registered securities (i) a registration statement has been filed with the SEC, (ii) before investing you should read the filed documents, and (iii) you may obtain these documents from your sales representative, by calling 1-800-326-5897 or visiting www.sec.gov. If this communication relates to a securities offering exempt from US registration, you should contact your sales representative for the complete disclosure package. For information regarding Wells Fargo, see <https://www.wellsfargo.com/com/disclaimer/wfid3>. In Japan, see: <https://www.wellsfargo.com/com/disclaimer/wfsjb4>. This chat will be retained and may be monitored.