

Multifamily Debt Solutions

07.16.2024

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	5.342%	4.10%	4.13%	4.20%	4.42%

FANNIE MAE - DUS PROGRAM - LOANS UNDER \$6MM

DUS - Fixed Rate ⁽¹⁾

Term:	Prepay:
5 year	4.5yr YM
7 year	6.5yr YM
10 year	9.5yr YM
12 year	11.5yr YM
15 year	14.5yr YM
18 year	15yr YM
30 year	15yr YM

Tier 2 (80% / 1.25x)	
Spread	All-In Rate
2.38% - 2.78%	6.48% - 6.88%
2.09% - 2.49%	6.22% - 6.62%
1.93% - 2.33%	6.13% - 6.53%
2.01% - 2.41%	6.21% - 6.61%
2.09% - 2.49%	6.29% - 6.69%
2.34% - 2.74%	6.54% - 6.94%
2.58% - 2.98%	6.78% - 7.18%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.84% - 2.24%	5.94% - 6.34%
1.78% - 2.18%	5.91% - 6.31%
1.73% - 2.13%	5.93% - 6.33%
1.81% - 2.21%	6.01% - 6.41%
1.89% - 2.29%	6.09% - 6.49%
2.14% - 2.54%	6.34% - 6.74%
2.38% - 2.78%	6.58% - 6.98%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.64% - 2.04%	5.74% - 6.14%
1.58% - 1.98%	5.71% - 6.11%
1.53% - 1.93%	5.73% - 6.13%
1.61% - 2.01%	5.81% - 6.21%
1.69% - 2.09%	5.89% - 6.29%
1.94% - 2.34%	6.14% - 6.54%
2.18% - 2.58%	6.38% - 6.78%

(1) Loan Size <= \$6MM/Multifamily/5-50 units/Eligible Market/30yr AM/A360/5 days to close/Strong property,sponsor and market-Call for other loan terms, prepays and IO.

DUS - ARM ⁽¹⁾

ARM 7/6	1yr LO, 1%
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3.73%	9.07%
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3.49%	8.83%
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3.19%	8.53%
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(1) UPB under \$6MM/Multifamily/7yr ARM (convertible to fixed rate years 2-6).

* Fannie Mae Fixed Rate, First Lien, Tier 2, Conventional <=\$2MM is + 82 bps, if the property is highly affordable, at least 50% of units at 80% AMI the adder is +41bps

* Fannie Mae MAH loans are eligible for ~50bps lower rate.

* Fannie Mae Green loans may be eligible for 20bps lower rate.

