



Multifamily Debt Solutions

08.01.2024

**INDEXES**

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	5.350%	3.93%	3.96%	4.04%	4.31%

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

*DUS - Fixed Rate <sup>(1)</sup>*

Term:	Prepay:	Tier 2 (80% / 1.25x)		Tier 3 (65% / 1.35x)		Tier 4 (55% / 1.55x)	
		Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	4.5yr YM	2.44% - 2.84%	6.37% - 6.77%	1.90% - 2.30%	5.83% - 6.23%	1.70% - 2.10%	5.63% - 6.03%
7 year	6.5yr YM	2.15% - 2.55%	6.11% - 6.51%	1.84% - 2.24%	5.80% - 6.20%	1.64% - 2.04%	5.60% - 6.00%
10 year	9.5yr YM	1.95% - 2.35%	5.99% - 6.39%	1.75% - 2.15%	5.79% - 6.19%	1.55% - 1.95%	5.59% - 5.99%
12 year	11.5yr YM	2.04% - 2.44%	6.08% - 6.48%	1.84% - 2.24%	5.88% - 6.28%	1.64% - 2.04%	5.68% - 6.08%
15 year	14.5yr YM	2.11% - 2.51%	6.15% - 6.55%	1.91% - 2.31%	5.95% - 6.35%	1.71% - 2.11%	5.75% - 6.15%
18 year	15yr YM	2.37% - 2.77%	6.41% - 6.81%	2.17% - 2.57%	6.21% - 6.61%	1.97% - 2.37%	6.01% - 6.41%
30 year	15yr YM	2.60% - 3.00%	6.64% - 7.04%	2.40% - 2.80%	6.44% - 6.84%	2.20% - 2.60%	6.24% - 6.64%

(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 <sup>(1)</sup>*

ARM 7/6	1yr LO, 1%	3.73%	9.08%	3.49%	8.84%	3.19%	8.54%
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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.

