



Multifamily Debt Solutions

09.23.2024

**INDEXES**

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	5.280%	3.52%	3.64%	3.76%	4.11%

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

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

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
2.29% - 2.69%	5.81% - 6.21%
2.01% - 2.41%	5.65% - 6.05%
1.88% - 2.28%	5.64% - 6.04%
1.97% - 2.37%	5.73% - 6.13%
2.06% - 2.46%	5.82% - 6.22%
2.31% - 2.71%	6.07% - 6.47%
2.61% - 3.01%	6.37% - 6.77%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.75% - 2.15%	5.27% - 5.67%
1.70% - 2.10%	5.34% - 5.74%
1.68% - 2.08%	5.44% - 5.84%
1.77% - 2.17%	5.53% - 5.93%
1.86% - 2.26%	5.62% - 6.02%
2.11% - 2.51%	5.87% - 6.27%
2.41% - 2.81%	6.17% - 6.57%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.55% - 1.95%	5.07% - 5.47%
1.50% - 1.90%	5.14% - 5.54%
1.48% - 1.88%	5.24% - 5.64%
1.57% - 1.97%	5.33% - 5.73%
1.66% - 2.06%	5.42% - 5.82%
1.91% - 2.31%	5.67% - 6.07%
2.21% - 2.61%	5.97% - 6.37%

(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%
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3.73%	9.01%
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3.49%	8.77%
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3.19%	8.47%
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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.

