

Multifamily Debt Solutions

01.14.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.396%	4.59%	4.70%	4.79%	4.98%

FANNIE MAE - DUS PROGRAM

DUS - Fixed Rate ⁽¹⁾

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	1.60% - 1.70%	6.19% - 6.29%	1.06% - 1.16%	5.65% - 5.75%	0.86% - 0.96%	5.45% - 5.55%
7 year	6.5yr YM	1.31% - 1.41%	6.01% - 6.11%	1.00% - 1.10%	5.70% - 5.80%	0.80% - 0.90%	5.50% - 5.60%
10 year	9.5yr YM	1.18% - 1.28%	5.97% - 6.07%	0.98% - 1.08%	5.77% - 5.87%	0.78% - 0.88%	5.57% - 5.67%
12 year	11.5yr YM	1.25% - 1.35%	6.04% - 6.14%	1.05% - 1.15%	5.84% - 5.94%	0.85% - 0.95%	5.64% - 5.74%
15 year	14.5yr YM	1.44% - 1.54%	6.23% - 6.33%	1.24% - 1.34%	6.03% - 6.13%	1.04% - 1.14%	5.83% - 5.93%
18 year	15yr YM	1.63% - 1.73%	6.42% - 6.52%	1.43% - 1.53%	6.22% - 6.32%	1.23% - 1.33%	6.02% - 6.12%
30 year	15yr YM	1.86% - 1.96%	6.65% - 6.75%	1.66% - 1.76%	6.45% - 6.55%	1.46% - 1.56%	6.25% - 6.35%

(1) UPB > \$6MM/Multifamily/Over 50 units/30yr AM/A360/5 days to close/Strong property, sponsor and market-Call for other loan terms, prepays and IO.

DUS - ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	2.28% - 2.48%	6.68% - 6.88%	2.09% - 2.29%	6.49% - 6.69%	1.79% - 1.99%	6.19% - 6.39%
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(1) UPB>\$25MM/Multifamily/30yr AM A360/5 days to close/Strong property, sponsor and market. Call for other loan terms, prepays and IO.

* Fixed Rate & ARM pricing is based on loans having at least 50% Mission.

* Fannie Mae MAH loans are eligible for 30bps lower rate.

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

* Fannie Mae loans under \$6MM - please call for quotes.

* Fannie Mae 5-YR and 7-Yr loans >\$6MM/Tier 2/<=65% LTV are eligible for an additional -34 bps or -11 bps respectively

* Fannie Mae 7-Year & 10- Year, 5-50 Units with at least 50% of units at 80% of AMI are eligible for 10bps lower rate, 5-Year, 5-50 Units with 50% at 80% are eligible for 20 bps lower rate

FREDDIE MAC

Fixed Rate ⁽¹⁾

Term:	Prepay:	(65% / 1.25x)		(60% / 1.30x)		(55% / 1.35x)	
		Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.45% - 1.70%	6.04% - 6.29%	1.40% - 1.65%	5.99% - 6.24%	1.30% - 1.55%	5.89% - 6.14%
7 year	Defeasance	1.43% - 1.68%	6.13% - 6.38%	1.38% - 1.63%	6.08% - 6.33%	1.28% - 1.53%	5.98% - 6.23%
10 year	Defeasance	1.25% - 1.50%	6.04% - 6.29%	1.20% - 1.45%	5.99% - 6.24%	1.10% - 1.35%	5.89% - 6.14%
12 year	Defeasance	1.40% - 1.65%	6.19% - 6.44%	1.35% - 1.60%	6.14% - 6.39%	1.25% - 1.50%	6.04% - 6.29%

(1) UPB > \$20MM /Multifamily /30yr AM /A360 /close within 5 days of rate lock /Strong property, sponsor, and market /YM+5bps/Call for other loan terms.

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	2.05% - 2.25%	6.45% - 6.65%	2.00% - 2.20%	6.40% - 6.60%	1.95% - 2.15%	6.35% - 6.55%
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(1) UPB > \$20MM / Multifamily / 30yr AM / A360 / close within 5 days of rate lock / Strong property, sponsor, and market / call for other loan terms.

* Fixed Rate & ARM pricing is based on loans having at least 50% Mission.

* Freddie Mac Green loans may be eligible for a 5-10bps lower rate.

* Freddie Mac Affordable loans are approximately 10-20bps lower.

FHA/GINNIE MAE⁽¹⁾

FHA - Fixed Rate:

Prepay:
10,9,8,7,6,5,4,3,2,1

Purchase/Refinance (35yr Term/Amortization)
All-In Rate Call for Pricing

Construction (40yr Term/Amortization)
All-In Rate Call for Pricing

(1)Multifamily/30 day close/Pricing does not include MIP/20 month construction period & first draw at least 15% of loan amount.

