



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 - 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
2.18% - 2.58%	6.77% - 7.17%
1.89% - 2.29%	6.59% - 6.99%
1.76% - 2.16%	6.55% - 6.95%
1.83% - 2.23%	6.62% - 7.02%
2.02% - 2.42%	6.81% - 7.21%
2.21% - 2.61%	7.00% - 7.40%
2.44% - 2.84%	7.23% - 7.63%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.64% - 2.04%	6.23% - 6.63%
1.58% - 1.98%	6.28% - 6.68%
1.56% - 1.96%	6.35% - 6.75%
1.63% - 2.03%	6.42% - 6.82%
1.82% - 2.22%	6.61% - 7.01%
2.01% - 2.41%	6.80% - 7.20%
2.24% - 2.64%	7.03% - 7.43%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.44% - 1.84%	6.03% - 6.43%
1.38% - 1.78%	6.08% - 6.48%
1.36% - 1.76%	6.15% - 6.55%
1.43% - 1.83%	6.22% - 6.62%
1.62% - 2.02%	6.41% - 6.81%
1.81% - 2.21%	6.60% - 7.00%
2.04% - 2.44%	6.83% - 7.23%

(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%	8.13%
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3.49%	7.89%
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3.19%	7.59%
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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.

