

Multifamily Debt Solutions

01.07.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.472%	4.43%	4.53%	4.64%	4.86%

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	1.65% - 1.75%	6.08% - 6.18%	1.11% - 1.21%	5.54% - 5.64%	0.91% - 1.01%	5.34% - 5.44%
7 year	6.5yr YM	1.37% - 1.47%	5.90% - 6.00%	1.06% - 1.16%	5.59% - 5.69%	0.86% - 0.96%	5.39% - 5.49%
10 year	9.5yr YM	1.19% - 1.29%	5.83% - 5.93%	0.99% - 1.09%	5.63% - 5.73%	0.79% - 0.89%	5.43% - 5.53%
12 year	11.5yr YM	1.28% - 1.38%	5.92% - 6.02%	1.08% - 1.18%	5.72% - 5.82%	0.88% - 0.98%	5.52% - 5.62%
15 year	14.5yr YM	1.49% - 1.59%	6.13% - 6.23%	1.29% - 1.39%	5.93% - 6.03%	1.09% - 1.19%	5.73% - 5.83%
18 year	15yr YM	1.69% - 1.79%	6.33% - 6.43%	1.49% - 1.59%	6.13% - 6.23%	1.29% - 1.39%	5.93% - 6.03%
30 year	15yr YM	1.96% - 2.06%	6.60% - 6.70%	1.76% - 1.86%	6.40% - 6.50%	1.56% - 1.66%	6.20% - 6.30%

(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%	6.75% - 6.95%	2.09% - 2.29%	6.56% - 6.76%	1.79% - 1.99%	6.26% - 6.46%
-------------	------------	---------------	---------------	---------------	---------------	---------------	---------------

(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%	5.88% - 6.13%	1.40% - 1.65%	5.83% - 6.08%	1.30% - 1.55%	5.73% - 5.98%
7 year	Defeasance	1.43% - 1.68%	5.96% - 6.21%	1.38% - 1.63%	5.91% - 6.16%	1.28% - 1.53%	5.81% - 6.06%
10 year	Defeasance	1.25% - 1.50%	5.89% - 6.14%	1.20% - 1.45%	5.84% - 6.09%	1.10% - 1.35%	5.74% - 5.99%
12 year	Defeasance	1.40% - 1.65%	6.04% - 6.29%	1.35% - 1.60%	5.99% - 6.24%	1.25% - 1.50%	5.89% - 6.14%

(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%	6.52% - 6.72%	2.00% - 2.20%	6.47% - 6.67%	1.95% - 2.15%	6.42% - 6.62%
-------------	------------	---------------	---------------	---------------	---------------	---------------	---------------

(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.

