



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 - 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	2.23% - 2.63%	6.66% - 7.06%	1.69% - 2.09%	6.12% - 6.52%	1.49% - 1.89%	5.92% - 6.32%
7 year	6.5yr YM	1.95% - 2.35%	6.48% - 6.88%	1.64% - 2.04%	6.17% - 6.57%	1.44% - 1.84%	5.97% - 6.37%
10 year	9.5yr YM	1.77% - 2.17%	6.41% - 6.81%	1.57% - 1.97%	6.21% - 6.61%	1.37% - 1.77%	6.01% - 6.41%
12 year	11.5yr YM	1.86% - 2.26%	6.50% - 6.90%	1.66% - 2.06%	6.30% - 6.70%	1.46% - 1.86%	6.10% - 6.50%
15 year	14.5yr YM	2.07% - 2.47%	6.71% - 7.11%	1.87% - 2.27%	6.51% - 6.91%	1.67% - 2.07%	6.31% - 6.71%
18 year	15yr YM	2.27% - 2.67%	6.91% - 7.31%	2.07% - 2.47%	6.71% - 7.11%	1.87% - 2.27%	6.51% - 6.91%
30 year	15yr YM	2.54% - 2.94%	7.18% - 7.58%	2.34% - 2.74%	6.98% - 7.38%	2.14% - 2.54%	6.78% - 7.18%

(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%	8.20%	3.49%	7.96%	3.19%	7.66%
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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.

