



Multifamily Debt Solutions

10.29.2024

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.855%	4.14%	4.22%	4.31%	4.56%

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

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	2.27% - 2.67%	6.41% - 6.81%	1.73% - 2.13%	5.87% - 6.27%	1.53% - 1.93%	5.67% - 6.07%
7 year	6.5yr YM	1.99% - 2.39%	6.21% - 6.61%	1.68% - 2.08%	5.90% - 6.30%	1.48% - 1.88%	5.70% - 6.10%
10 year	9.5yr YM	1.84% - 2.24%	6.15% - 6.55%	1.64% - 2.04%	5.95% - 6.35%	1.44% - 1.84%	5.75% - 6.15%
12 year	11.5yr YM	1.92% - 2.32%	6.23% - 6.63%	1.72% - 2.12%	6.03% - 6.43%	1.52% - 1.92%	5.83% - 6.23%
15 year	14.5yr YM	1.99% - 2.39%	6.30% - 6.70%	1.79% - 2.19%	6.10% - 6.50%	1.59% - 1.99%	5.90% - 6.30%
18 year	15yr YM	2.24% - 2.64%	6.55% - 6.95%	2.04% - 2.44%	6.35% - 6.75%	1.84% - 2.24%	6.15% - 6.55%
30 year	15yr YM	2.52% - 2.92%	6.83% - 7.23%	2.32% - 2.72%	6.63% - 7.03%	2.12% - 2.52%	6.43% - 6.83%

(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%	3.73%	8.59%	3.49%	8.35%	3.19%	8.05%
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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.

