

RATE SHEET

Multifamily Debt Solutions

11.19.2024

				INDEXES				
Index: Current:		30 day Avg SOFR 4.761%		5T	7 T	10T	30T	
				4.22%	4.29%	4.35%	4.55%	
		F	ANNIE MAE - DU	JS PROGRAM -	LOANS UNDER \$6	5MM		
DUS - Fixed Rate ⁽¹⁾		Tier 2 (80% / 1.25x)		Tier 3 (65% / 1.35x)		Tier 4	Tier 4 (55% / 1.55x)	
Term:	Prepay:	Spread	All-In Rate	Sprea	<u>d All-In Ra</u>	ate <u>Spread</u>	<u>All-In Rate</u>	
5 year	4.5yr YM	2.22% - 2.62%	6.44% - 6.84%	1.68% - 2	08% 5.90% - 6.	30% 1.48% - 1.88%	5.70% - 6.10%	
7 year	6.5yr YM	1.95% - 2.35%	6.24% - 6.64%	1.64% - 2	04% 5.93% - 6.	33% 1.44% - 1.84%	5.73% - 6.13%	
10 year	9.5yr YM	1.81% - 2.21%	6.16% - 6.56%	1.61% - 2	01% 5.96% - 6.	36% 1.41% - 1.81%	5.76% - 6.16%	
12 year	11.5yr YM	1.89% - 2.29%	6.24% - 6.64%	1.69% - 2	09% 6.04% - 6.	44% 1.49% - 1.89%	5.84% - 6.24%	
15 year	14.5yr YM	1.94% - 2.34%	6.29% - 6.69%	1.74% - 2	14% 6.09% - 6.	49% 1.54% - 1.94%	5.89% - 6.29%	
18 year	15yr YM	2.17% - 2.57%	6.52% - 6.92%	1.97% - 2	37% 6.32% - 6.	72% 1.77% - 2.17%	6.12% - 6.52%	
30 year	15yr YM	2.43% - 2.83%	6.78% - 7.18%	2.23% - 2	63% 6.58% - 6.	98% 2.03% - 2.43%	6.38% - 6.78%	
		(1) Loan Size < = \$6MM/Multi	family/5-50 units/Eligible	Market/30yr AM/A360/5	days to close/Strong prope	rty,sponsor and market-Call for other lo	oan terms, prepays and IO	
DUS	- ARM ⁽¹⁾							
	1yr LO, 1%	3.73%	8.49%	3,49%	8.25%	3.19%	7.95%	

* 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.

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