



Multifamily Debt Solutions

11.26.2024

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.691%	4.19%	4.23%	4.29%	4.49%

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
2.24% - 2.64%	6.43% - 6.83%
1.97% - 2.37%	6.20% - 6.60%
1.81% - 2.21%	6.10% - 6.50%
1.91% - 2.31%	6.20% - 6.60%
2.05% - 2.45%	6.34% - 6.74%
2.27% - 2.67%	6.56% - 6.96%
2.54% - 2.94%	6.83% - 7.23%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.70% - 2.10%	5.89% - 6.29%
1.66% - 2.06%	5.89% - 6.29%
1.61% - 2.01%	5.90% - 6.30%
1.71% - 2.11%	6.00% - 6.40%
1.85% - 2.25%	6.14% - 6.54%
2.07% - 2.47%	6.36% - 6.76%
2.34% - 2.74%	6.63% - 7.03%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.50% - 1.90%	5.69% - 6.09%
1.46% - 1.86%	5.69% - 6.09%
1.41% - 1.81%	5.70% - 6.10%
1.51% - 1.91%	5.80% - 6.20%
1.65% - 2.05%	5.94% - 6.34%
1.87% - 2.27%	6.16% - 6.56%
2.14% - 2.54%	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, prepaes and IO.

DUS - ARM ⁽¹⁾

ARM 7/6	1yr LO, 1%
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3.73%	8.42%
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3.49%	8.18%
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3.19%	7.88%
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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.

