

Multifamily Debt Solutions

02.18.2025

**INDEXES**

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.346%	4.37%	4.44%	4.52%	4.74%

**FANNIE MAE - DUS PROGRAM**

**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	1.63% - 1.73%	6.00% - 6.10%	1.09% - 1.19%	5.46% - 5.56%	0.89% - 0.99%	5.26% - 5.36%
7 year	6.5yr YM	1.38% - 1.48%	5.82% - 5.92%	1.07% - 1.17%	5.51% - 5.61%	0.87% - 0.97%	5.31% - 5.41%
10 year	9.5yr YM	1.22% - 1.32%	5.74% - 5.84%	1.02% - 1.12%	5.54% - 5.64%	0.82% - 0.92%	5.34% - 5.44%
12 year	11.5yr YM	1.30% - 1.40%	5.82% - 5.92%	1.10% - 1.20%	5.62% - 5.72%	0.90% - 1.00%	5.42% - 5.52%
15 year	14.5yr YM	1.44% - 1.54%	5.96% - 6.06%	1.24% - 1.34%	5.76% - 5.86%	1.04% - 1.14%	5.56% - 5.66%
18 year	15yr YM	1.70% - 1.80%	6.22% - 6.32%	1.50% - 1.60%	6.02% - 6.12%	1.30% - 1.40%	5.82% - 5.92%
30 year	15yr YM	1.97% - 2.07%	6.49% - 6.59%	1.77% - 1.87%	6.29% - 6.39%	1.57% - 1.67%	6.09% - 6.19%

(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 <sup>(1)</sup>**

5yr (SOFR)	1yr LO, 1%	2.28% - 2.48%	6.63% - 6.83%	2.09% - 2.29%	6.44% - 6.64%	1.79% - 1.99%	6.14% - 6.34%
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(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 <sup>(1)</sup>**

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	1.40% - 1.65%	5.77% - 6.02%	1.35% - 1.60%	5.72% - 5.97%	1.25% - 1.50%	5.62% - 5.87%
7 year	Defeasance	1.33% - 1.58%	5.77% - 6.02%	1.28% - 1.53%	5.72% - 5.97%	1.18% - 1.43%	5.62% - 5.87%
10 year	Defeasance	1.15% - 1.40%	5.67% - 5.92%	1.10% - 1.35%	5.62% - 5.87%	1.00% - 1.25%	5.52% - 5.77%
12 year	Defeasance	1.25% - 1.50%	5.77% - 6.02%	1.20% - 1.45%	5.72% - 5.97%	1.10% - 1.35%	5.62% - 5.87%

(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 <sup>(1)</sup>**

10yr (SOFR)	1yr LO, 1%	2.00% - 2.20%	6.35% - 6.55%	1.95% - 2.15%	6.30% - 6.50%	1.90% - 2.10%	6.25% - 6.45%
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(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<sup>(1)</sup>**

**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.

