

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 - 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	2.14% - 2.54%	6.51% - 6.91%	1.60% - 2.00%	5.97% - 6.37%	1.40% - 1.80%	5.77% - 6.17%
7 year	6.5yr YM	1.89% - 2.29%	6.33% - 6.73%	1.58% - 1.98%	6.02% - 6.42%	1.38% - 1.78%	5.82% - 6.22%
10 year	9.5yr YM	1.73% - 2.13%	6.25% - 6.65%	1.53% - 1.93%	6.05% - 6.45%	1.33% - 1.73%	5.85% - 6.25%
12 year	11.5yr YM	1.81% - 2.21%	6.33% - 6.73%	1.61% - 2.01%	6.13% - 6.53%	1.41% - 1.81%	5.93% - 6.33%
15 year	14.5yr YM	1.95% - 2.35%	6.47% - 6.87%	1.75% - 2.15%	6.27% - 6.67%	1.55% - 1.95%	6.07% - 6.47%
18 year	15yr YM	2.21% - 2.61%	6.73% - 7.13%	2.01% - 2.41%	6.53% - 6.93%	1.81% - 2.21%	6.33% - 6.73%
30 year	15yr YM	2.48% - 2.88%	7.00% - 7.40%	2.28% - 2.68%	6.80% - 7.20%	2.08% - 2.48%	6.60% - 7.00%

(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%	8.08%	3.49%	7.84%	3.19%	7.54%
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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.

