

Multifamily Debt Solutions

01.06.2026

**INDEXES**

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.747%	3.71%	3.92%	4.17%	4.87%

**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	1.54% - 1.69%	5.25% - 5.40%	1.19% - 1.34%	4.90% - 5.05%	1.09% - 1.19%	4.80% - 4.90%
7 year	6.5yr YM	1.37% - 1.52%	5.29% - 5.44%	1.12% - 1.27%	5.04% - 5.19%	1.02% - 1.12%	4.94% - 5.04%
10 year	9.5yr YM	1.24% - 1.39%	5.41% - 5.56%	1.04% - 1.19%	5.21% - 5.36%	0.94% - 1.04%	5.11% - 5.21%
12 year	11.5yr YM	1.39% - 1.54%	5.56% - 5.71%	1.19% - 1.34%	5.36% - 5.51%	1.09% - 1.19%	5.26% - 5.36%
15 year	14.5yr YM	1.43% - 1.73%	5.60% - 5.90%	1.38% - 1.53%	5.55% - 5.70%	1.28% - 1.38%	5.45% - 5.55%
18 year	15yr YM	1.87% - 2.02%	6.04% - 6.19%	1.67% - 1.82%	5.84% - 5.99%	1.57% - 1.67%	5.74% - 5.84%
30 year	15yr YM	2.19% - 2.34%	6.36% - 6.51%	1.99% - 2.14%	6.16% - 6.31%	1.89% - 1.99%	6.06% - 6.16%

(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%	2.12% - 2.12%	5.87% - 5.87%	1.97% - 1.97%	5.72% - 5.72%	1.82% - 1.82%	5.57% - 5.57%
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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 75% Mission.

\* Fannie Mae MAH loans are eligible for 22bps lower rate.

\* Fannie Mae Green loans may be eligible for up to 10bps lower rate.

\* Fannie Mae loans under \$6MM - please call for quotes.

\* Fannie Mae 5-YR and 7-Yr loans >\$6MM/Tier 2/<=70% LTV are eligible for an additional -15 bps or -5 bps, respectively

\* Fannie Mae Tier 2 and Tier 3 5-50 unit properties considered highly affordable (50% at 80% AMI) qualify for an additional 5bps reduction.

**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	1.22% - 1.47%	4.93% - 5.18%	1.17% - 1.42%	4.88% - 5.13%	1.07% - 1.32%	4.78% - 5.03%
7 year	Defeasance	1.15% - 1.45%	5.07% - 5.37%	1.10% - 1.35%	5.02% - 5.27%	1.00% - 1.25%	4.92% - 5.17%
10 year	Defeasance	0.97% - 1.22%	5.14% - 5.39%	0.92% - 1.17%	5.09% - 5.34%	0.82% - 1.07%	4.99% - 5.24%
12 year	Defeasance	1.07% - 1.32%	5.24% - 5.49%	1.02% - 1.17%	5.19% - 5.34%	0.92% - 1.17%	5.09% - 5.34%

(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%	1.82% - 2.02%	5.57% - 5.77%	1.77% - 1.97%	5.52% - 5.72%	1.72% - 1.92%	5.47% - 5.67%
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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.

