

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 - 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	2.26% - 2.56%	5.97% - 6.27%	1.91% - 2.21%	5.62% - 5.92%	1.71% - 2.01%	5.42% - 5.72%
7 year	6.5yr YM	2.09% - 2.39%	6.01% - 6.31%	1.84% - 2.14%	5.76% - 6.06%	1.64% - 1.94%	5.56% - 5.86%
10 year	9.5yr YM	1.96% - 2.26%	6.13% - 6.43%	1.76% - 2.06%	5.93% - 6.23%	1.56% - 1.86%	5.73% - 6.03%
12 year	11.5yr YM	2.11% - 2.41%	6.28% - 6.58%	1.91% - 2.21%	6.08% - 6.38%	1.71% - 2.01%	5.88% - 6.18%
15 year	14.5yr YM	2.30% - 2.60%	6.47% - 6.77%	2.10% - 2.40%	6.27% - 6.57%	1.90% - 2.20%	6.07% - 6.37%
18 year	15yr YM	2.59% - 2.89%	6.76% - 7.06%	2.39% - 2.69%	6.56% - 6.86%	2.19% - 2.49%	6.36% - 6.66%
30 year	15yr YM	2.91% - 3.21%	7.08% - 7.38%	2.71% - 3.01%	6.88% - 7.18%	2.51% - 2.81%	6.68% - 6.98%

(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%	7.48%	3.49%	7.24%	3.19%	6.94%
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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 10bps lower rate.

