

Multifamily Debt Solutions

10.20.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.886%	4.91%	5.00%	5.10%	5.42%

FANNIE MAE - DUS PROGRAM - LOANS <=\$6MM

DUS - Fixed Rate ⁽¹⁾

		Tier 2 (80% / 1.25x)		Tier 3 (65% / 1.35x)		Tier 4 (55% / 1.55x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	4.5yr YM	2.49% - 2.85%	7.40% - 7.76%	2.14% - 2.50%	7.05% - 7.41%	1.94% - 2.30%	6.85% - 7.21%
7 year	6.5yr YM	2.32% - 2.68%	7.32% - 7.68%	2.07% - 2.43%	7.07% - 7.43%	1.87% - 2.23%	6.87% - 7.23%
10 year	9.5yr YM	2.20% - 2.51%	7.30% - 7.61%	2.00% - 2.31%	7.10% - 7.41%	1.80% - 2.11%	6.90% - 7.21%
12 year	11.5yr YM	2.29% - 2.60%	7.39% - 7.70%	2.09% - 2.40%	7.19% - 7.50%	1.89% - 2.20%	6.99% - 7.30%
15 year	14.5yr YM	2.39% - 2.70%	7.49% - 7.80%	2.19% - 2.50%	7.29% - 7.60%	1.99% - 2.30%	7.09% - 7.40%
18 year	15yr YM	2.62% - 2.93%	7.72% - 8.03%	2.42% - 2.73%	7.52% - 7.83%	2.22% - 2.53%	7.32% - 7.63%
30 year	15yr YM	2.87% - 3.18%	7.97% - 8.28%	2.67% - 2.98%	7.77% - 8.08%	2.47% - 2.78%	7.57% - 7.88%

(1) Loan Size <=\$6MM

* Pricing assumes Conventional Multifamily loan

* Tier 2 minimum deal size is \$2MM; significant adders apply below \$2MM

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

FREDDIE MAC - SMALL LOANS - \$2MM-\$10MM

Fixed Rate ⁽¹⁾

		(65% / 1.25x)		(60% / 1.30x)		(55% / 1.35x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.50% - 1.80%	6.41% - 6.71%	1.45% - 1.75%	6.36% - 6.66%	1.35% - 1.65%	6.26% - 6.56%
7 year	Defeasance	1.43% - 1.73%	6.43% - 6.48%	1.38% - 1.68%	6.38% - 6.68%	1.28% - 1.58%	6.28% - 6.58%
10 year	Defeasance	1.30% - 1.55%	6.40% - 6.65%	1.25% - 1.50%	6.35% - 6.60%	1.15% - 1.40%	6.25% - 6.50%
12 year	Defeasance	1.40% - 1.65%	6.50% - 6.75%	1.35% - 1.60%	6.45% - 6.70%	1.25% - 1.50%	6.35% - 6.60%

(1) Loan size \$2MM-\$10MM

* Pricing assumes Conventional Multifamily loan



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