

Multifamily Debt Solutions

10.06.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.792%	5.02%	5.14%	5.27%	5.65%

FANNIE MAE - DUS PROGRAM

DUS - Fixed Rate ⁽¹⁾

Term:	Prepay:
5 year	4.5yr YM
7 year	6.5yr YM
10 year	9.5yr YM
12 year	11.5yr YM
15 year	14.5yr YM
18 year	15yr YM
30 year	15yr YM

Tier 2 (80% / 1.25x)	
Spread	All-In Rate
1.56% - 1.91%	6.58% - 6.93%
1.40% - 1.75%	6.54% - 6.89%
1.28% - 1.58%	6.55% - 6.85%
1.37% - 1.67%	6.64% - 6.94%
1.33% - 1.79%	6.60% - 7.06%
1.72% - 2.02%	6.99% - 7.29%
1.97% - 2.27%	7.24% - 7.54%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.21% - 1.56%	6.23% - 6.58%
1.15% - 1.50%	6.29% - 6.64%
1.08% - 1.38%	6.35% - 6.65%
1.17% - 1.47%	6.44% - 6.74%
1.29% - 1.59%	6.56% - 6.86%
1.52% - 1.82%	6.79% - 7.09%
1.77% - 2.07%	7.04% - 7.34%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.11% - 1.36%	6.13% - 6.38%
1.05% - 1.30%	6.19% - 6.44%
0.98% - 1.18%	6.25% - 6.45%
1.07% - 1.27%	6.34% - 6.54%
1.19% - 1.39%	6.46% - 6.66%
1.42% - 1.62%	6.69% - 6.89%
1.67% - 1.87%	6.94% - 7.14%

(1) Loan size > \$6MM

DUS - SARM ⁽¹⁾

5/7 year (SOFR)	1yr LO, 1%
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1.97% - 2.32%	5.76% - 6.11%
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1.82% - 2.17%	5.61% - 5.96%
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1.67% - 2.02%	5.46% - 5.81%
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(1) Loan size > \$25MM

* Pricing assumes Conventional Multifamily loan

* Pricing is based on loans having at least 75% of units at 80% AMI or below

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

FREDDIE MAC

Fixed Rate ⁽¹⁾

Term:	Prepay:
5 year	Defeasance
7 year	Defeasance
10 year	Defeasance
12 year	Defeasance

(65% / 1.25x)	
Spread	All-In Rate
1.25% - 1.65%	6.27% - 6.67%
1.18% - 1.58%	6.32% - 6.72%
1.05% - 1.40%	6.32% - 6.67%
1.15% - 1.50%	6.42% - 6.77%

(60% / 1.30x)	
Spread	All-In Rate
1.20% - 1.60%	6.22% - 6.62%
1.13% - 1.53%	6.27% - 6.67%
1.00% - 1.35%	6.27% - 6.62%
1.10% - 1.45%	6.37% - 6.72%

(55% / 1.35x)	
Spread	All-In Rate
1.10% - 1.50%	6.12% - 6.52%
1.03% - 1.43%	6.17% - 6.57%
0.90% - 1.25%	6.17% - 6.52%
1.00% - 1.35%	6.27% - 6.62%

(1) Loan size > \$20MM

ARM ⁽¹⁾

5 year (SOFR)	1yr LO, 1%
7 year (SOFR)	1yr LO, 1%
10 year (SOFR)	1yr LO, 1%

1.70% - 2.00%	5.49% - 5.79%
1.80% - 2.10%	5.59% - 5.89%
1.90% - 2.20%	5.69% - 5.99%

1.65% - 1.95%	5.44% - 5.74%
1.75% - 2.05%	5.54% - 5.84%
1.85% - 2.15%	5.64% - 5.94%

1.60% - 1.90%	5.39% - 5.69%
1.70% - 2.00%	5.49% - 5.79%
1.80% - 2.10%	5.59% - 5.89%

(1) Loan size > \$20MM

* Pricing assumes Conventional Multifamily loan

* Pricing is based on loans having at least 50% Mission

FHA/GINNIE MAE

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



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