

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 - LOANS <=\$6MM

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
2.47% - 2.83%	7.49% - 7.85%
2.31% - 2.67%	7.45% - 7.81%
2.19% - 2.50%	7.46% - 7.77%
2.28% - 2.59%	7.55% - 7.86%
2.40% - 2.71%	7.67% - 7.98%
2.63% - 2.94%	7.90% - 8.21%
2.88% - 3.19%	8.15% - 8.46%

(1) Loan Size <= \$6MM

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
2.12% - 2.48%	7.14% - 7.50%
2.06% - 2.42%	7.20% - 7.56%
1.99% - 2.30%	7.26% - 7.57%
2.08% - 2.39%	7.35% - 7.66%
2.20% - 2.51%	7.47% - 7.78%
2.43% - 2.74%	7.70% - 8.01%
2.68% - 2.99%	7.95% - 8.26%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.92% - 2.28%	6.94% - 7.30%
1.86% - 2.22%	7.00% - 7.36%
1.79% - 2.10%	7.06% - 7.37%
1.88% - 2.19%	7.15% - 7.46%
2.00% - 2.31%	7.27% - 7.58%
2.23% - 2.54%	7.50% - 7.81%
2.48% - 2.79%	7.75% - 8.06%

* 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⁾

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

(65% / 1.25x)	
Spread	All-In Rate
1.50% - 1.80%	6.52% - 6.82%
1.43% - 1.73%	6.57% - 6.62%
1.30% - 1.55%	6.57% - 6.82%
1.40% - 1.65%	6.67% - 6.92%

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

(60% / 1.30x)	
Spread	All-In Rate
1.45% - 1.75%	6.47% - 6.77%
1.38% - 1.68%	6.52% - 6.82%
1.25% - 1.50%	6.52% - 6.77%
1.35% - 1.60%	6.62% - 6.87%

(55% / 1.35x)	
Spread	All-In Rate
1.35% - 1.65%	6.37% - 6.67%
1.28% - 1.58%	6.42% - 6.72%
1.15% - 1.40%	6.42% - 6.67%
1.25% - 1.50%	6.52% - 6.77%

* Pricing assumes Conventional Multifamily loan



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