

Multifamily Debt Solutions

03.24.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.661%	3.99%	4.18%	4.37%	4.95%

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	2.38% - 2.58%	6.37% - 6.57%	2.03% - 2.23%	6.02% - 6.22%	1.83% - 2.03%	5.82% - 6.02%
7 year	6.5yr YM	2.21% - 2.41%	6.39% - 6.59%	1.96% - 2.16%	6.14% - 6.34%	1.76% - 1.96%	5.94% - 6.14%
10 year	9.5yr YM	2.09% - 2.29%	6.46% - 6.66%	1.89% - 2.09%	6.26% - 6.46%	1.69% - 1.89%	6.06% - 6.26%
12 year	11.5yr YM	2.23% - 2.43%	6.60% - 6.80%	2.03% - 2.23%	6.40% - 6.60%	1.83% - 2.03%	6.20% - 6.40%
15 year	14.5yr YM	2.39% - 2.59%	6.76% - 6.96%	2.19% - 2.39%	6.56% - 6.76%	1.99% - 2.19%	6.36% - 6.56%
18 year	15yr YM	2.65% - 2.85%	7.02% - 7.22%	2.45% - 2.65%	6.82% - 7.02%	2.25% - 2.45%	6.62% - 6.82%
30 year	15yr YM	2.96% - 3.16%	7.33% - 7.53%	2.76% - 2.96%	7.13% - 7.33%	2.56% - 2.76%	6.93% - 7.13%

(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%	7.39%	3.49%	7.15%	3.19%	6.85%
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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.

