

Multifamily Debt Solutions

03.31.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.652%	3.94%	4.12%	4.31%	4.88%

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	2.39% - 2.59%	6.33% - 6.53%	2.04% - 2.24%	5.98% - 6.18%	1.84% - 2.04%	5.78% - 5.98%
7 year	6.5yr YM	2.22% - 2.42%	6.34% - 6.54%	1.97% - 2.17%	6.09% - 6.29%	1.77% - 1.97%	5.89% - 6.09%
10 year	9.5yr YM	2.09% - 2.29%	6.40% - 6.60%	1.89% - 2.09%	6.20% - 6.40%	1.69% - 1.89%	6.00% - 6.20%
12 year	11.5yr YM	2.25% - 2.45%	6.56% - 6.76%	2.05% - 2.25%	6.36% - 6.56%	1.85% - 2.05%	6.16% - 6.36%
15 year	14.5yr YM	2.38% - 2.58%	6.69% - 6.89%	2.18% - 2.38%	6.49% - 6.69%	1.98% - 2.18%	6.29% - 6.49%
18 year	15yr YM	2.64% - 2.84%	6.95% - 7.15%	2.44% - 2.64%	6.75% - 6.95%	2.24% - 2.44%	6.55% - 6.75%
30 year	15yr YM	2.94% - 3.14%	7.25% - 7.45%	2.74% - 2.94%	7.05% - 7.25%	2.54% - 2.74%	6.85% - 7.05%

(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%	7.38%	3.49%	7.14%	3.19%	6.84%
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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.

