

Multifamily Debt Solutions

04.14.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.639%	3.91%	4.10%	4.30%	4.90%

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%	6.30% - 6.50%	2.04% - 2.24%	5.95% - 6.15%	1.84% - 2.04%	5.75% - 5.95%
7 year	6.5yr YM	2.23% - 2.43%	6.33% - 6.53%	1.98% - 2.18%	6.08% - 6.28%	1.78% - 1.98%	5.88% - 6.08%
10 year	9.5yr YM	2.10% - 2.30%	6.40% - 6.60%	1.90% - 2.10%	6.20% - 6.40%	1.70% - 1.90%	6.00% - 6.20%
12 year	11.5yr YM	2.18% - 2.38%	6.48% - 6.68%	1.98% - 2.18%	6.28% - 6.48%	1.78% - 1.98%	6.08% - 6.28%
15 year	14.5yr YM	2.41% - 2.61%	6.71% - 6.91%	2.21% - 2.41%	6.51% - 6.71%	2.01% - 2.21%	6.31% - 6.51%
18 year	15yr YM	2.72% - 2.92%	7.02% - 7.22%	2.52% - 2.72%	6.82% - 7.02%	2.32% - 2.52%	6.62% - 6.82%
30 year	15yr YM	3.00% - 3.20%	7.30% - 7.50%	2.80% - 3.00%	7.10% - 7.30%	2.60% - 2.80%	6.90% - 7.10%

(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%	7.37%	3.49%	7.13%	3.19%	6.83%
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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.

