

Multifamily Debt Solutions

04.28.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.648%	3.98%	4.16%	4.36%	4.95%

FANNIE MAE - DUS PROGRAM

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	1.46% - 1.68%	5.44% - 5.66%	1.11% - 1.33%	5.09% - 5.31%	1.01% - 1.13%	4.99% - 5.11%
7 year	6.5yr YM	1.29% - 1.51%	5.45% - 5.67%	1.04% - 1.26%	5.20% - 5.42%	0.94% - 1.06%	5.10% - 5.22%
10 year	9.5yr YM	1.17% - 1.39%	5.53% - 5.75%	0.97% - 1.19%	5.33% - 5.55%	0.87% - 0.99%	5.23% - 5.35%
12 year	11.5yr YM	1.27% - 1.49%	5.63% - 5.85%	1.07% - 1.29%	5.43% - 5.65%	0.97% - 1.09%	5.33% - 5.45%
15 year	14.5yr YM	1.30% - 1.68%	5.66% - 6.04%	1.26% - 1.48%	5.62% - 5.84%	1.16% - 1.28%	5.52% - 5.64%
18 year	15yr YM	1.80% - 2.02%	6.16% - 6.38%	1.60% - 1.82%	5.96% - 6.18%	1.50% - 1.62%	5.86% - 5.98%
30 year	15yr YM	2.06% - 2.28%	6.42% - 6.64%	1.86% - 2.08%	6.22% - 6.44%	1.76% - 1.88%	6.12% - 6.24%

(1) Loan size > \$6MM

DUS - ARM ⁽¹⁾

5yr (SOFR)	1yr LO, 1%	2.00% - 2.20%	5.65% - 5.85%	1.85% - 2.05%	5.50% - 5.70%	1.70% - 1.90%	5.35% - 5.55%
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(1) Loan size > \$25MM

* Pricing assumes Conventional Multifamily loan execution
 * 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:	(65% / 1.25x)		(60% / 1.30x)		(55% / 1.35x)	
		Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.22% - 1.52%	5.20% - 5.50%	1.17% - 1.47%	5.15% - 5.45%	1.07% - 1.37%	5.05% - 5.35%
7 year	Defeasance	1.15% - 1.45%	5.31% - 5.61%	1.10% - 1.40%	5.26% - 5.56%	1.00% - 1.30%	5.16% - 5.46%
10 year	Defeasance	0.97% - 1.27%	5.33% - 5.63%	0.92% - 1.22%	5.28% - 5.58%	0.82% - 1.12%	5.18% - 5.48%
12 year	Defeasance	1.07% - 1.37%	5.43% - 5.73%	1.02% - 1.32%	5.38% - 5.68%	0.92% - 1.22%	5.28% - 5.58%

(1) Loan size > \$20MM

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	1.85% - 2.10%	5.50% - 5.75%	1.80% - 2.05%	5.45% - 5.70%	1.75% - 2.00%	5.40% - 5.65%
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(1) Loan size > \$20MM

* Pricing assumes Conventional Multifamily loan
 * Pricing is based on loans having at least 50% Mission.
 * Freddie Mac Green loans may be eligible for a 5-10bp lower rate.

FHA/GINNIE MAE ⁽¹⁾

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

