

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 - 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	2.37% - 2.63%	6.35% - 6.61%	2.02% - 2.28%	6.00% - 6.26%	1.82% - 2.08%	5.80% - 6.06%
7 year	6.5yr YM	2.20% - 2.46%	6.36% - 6.62%	1.95% - 2.21%	6.11% - 6.37%	1.75% - 2.01%	5.91% - 6.17%
10 year	9.5yr YM	2.08% - 2.34%	6.44% - 6.70%	1.88% - 2.14%	6.24% - 6.50%	1.68% - 1.94%	6.04% - 6.30%
12 year	11.5yr YM	2.18% - 2.44%	6.54% - 6.80%	1.98% - 2.24%	6.34% - 6.60%	1.78% - 2.04%	6.14% - 6.40%
15 year	14.5yr YM	2.37% - 2.63%	6.73% - 6.99%	2.17% - 2.43%	6.53% - 6.79%	1.97% - 2.23%	6.33% - 6.59%
18 year	15yr YM	2.71% - 2.97%	7.07% - 7.33%	2.51% - 2.77%	6.87% - 7.13%	2.31% - 2.57%	6.67% - 6.93%
30 year	15yr YM	2.97% - 3.23%	7.33% - 7.59%	2.77% - 3.03%	7.13% - 7.39%	2.57% - 2.83%	6.93% - 7.19%

(1) Loan Size <= \$6MM

* 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.

