

Multifamily Debt Solutions

04.07.2026

INDEXES

| Index: | 30 day Avg SOFR | 5T | 7T | 10T | 30T |
|----------|-----------------|-------|-------|-------|-------|
| Current: | 3.649% | 3.98% | 4.16% | 4.33% | 4.90% |

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 | 1.47% - 1.62% | 5.45% - 5.60% | 1.12% - 1.27% | 5.10% - 5.25% | 1.02% - 1.12% | 5.00% - 5.10% |
| 7 year | 6.5yr YM | 1.31% - 1.46% | 5.47% - 5.62% | 1.06% - 1.21% | 5.22% - 5.37% | 0.96% - 1.06% | 5.12% - 5.22% |
| 10 year | 9.5yr YM | 1.19% - 1.34% | 5.52% - 5.67% | 0.99% - 1.14% | 5.32% - 5.47% | 0.89% - 0.99% | 5.22% - 5.32% |
| 12 year | 11.5yr YM | 1.26% - 1.41% | 5.59% - 5.74% | 1.06% - 1.21% | 5.39% - 5.54% | 0.96% - 1.06% | 5.29% - 5.39% |
| 15 year | 14.5yr YM | 1.34% - 1.64% | 5.67% - 5.97% | 1.29% - 1.44% | 5.62% - 5.77% | 1.19% - 1.29% | 5.52% - 5.62% |
| 18 year | 15yr YM | 1.79% - 1.94% | 6.12% - 6.27% | 1.59% - 1.74% | 5.92% - 6.07% | 1.49% - 1.59% | 5.82% - 5.92% |
| 30 year | 15yr YM | 2.07% - 2.22% | 6.40% - 6.55% | 1.87% - 2.02% | 6.20% - 6.35% | 1.77% - 1.87% | 6.10% - 6.20% |

(1) UPB > \$6MM/Multifamily/Over 50 units/30yr AM/A360/5 days to close/Strong property, sponsor and market-Call for other loan terms, prepays and IO.

DUS - ARM ⁽¹⁾

| | | | | | | | |
|------------|------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 5yr (SOFR) | 1yr LO, 1% | 2.08% - 2.08% | 5.73% - 5.73% | 1.93% - 1.93% | 5.58% - 5.58% | 1.78% - 1.78% | 5.43% - 5.43% |
|------------|------------|---------------|---------------|---------------|---------------|---------------|---------------|

(1) UPB>\$25MM/Multifamily/30yr AM A360/5 days to close/Strong property, sponsor and market. Call for other loan terms, prepays and IO.

* Fixed Rate & ARM pricing is based on loans having at least 75% Mission.

* Fannie Mae MAH loans are eligible for 22bps lower rate.

* Fannie Mae Green loans may be eligible for up to 10bps lower rate.

* Fannie Mae loans under \$6MM - please call for quotes.

* Fannie Mae 5-YR and 7-Yr loans >\$6MM/Tier 2/<=70% LTV are eligible for an additional -15 bps or -5 bps, respectively

* Fannie Mae Tier 2 and Tier 3 5-50 unit properties considered highly affordable (50% at 80% AMI) qualify for an additional 5bps reduction.

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% - 1.47% | 5.20% - 5.45% | 1.17% - 1.42% | 5.15% - 5.40% | 1.07% - 1.32% | 5.05% - 5.30% |
| 7 year | Defeasance | 1.15% - 1.45% | 5.31% - 5.61% | 1.10% - 1.35% | 5.26% - 5.51% | 1.00% - 1.25% | 5.16% - 5.41% |
| 10 year | Defeasance | 0.97% - 1.22% | 5.30% - 5.55% | 0.92% - 1.17% | 5.25% - 5.50% | 0.82% - 1.07% | 5.15% - 5.40% |
| 12 year | Defeasance | 1.07% - 1.32% | 5.40% - 5.65% | 1.02% - 1.17% | 5.35% - 5.50% | 0.92% - 1.17% | 5.25% - 5.50% |

(1) UPB > \$20MM / Multifamily / 30yr AM / A360 / close within 5 days of rate lock / Strong property, sponsor, and market / YM+5bps/Call for other loan terms.

ARM ⁽¹⁾

| | | | | | | | |
|-------------|------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 10yr (SOFR) | 1yr LO, 1% | 1.82% - 2.02% | 5.47% - 5.67% | 1.77% - 1.97% | 5.42% - 5.62% | 1.72% - 1.92% | 5.37% - 5.57% |
|-------------|------------|---------------|---------------|---------------|---------------|---------------|---------------|

(1) UPB > \$20MM / Multifamily / 30yr AM / A360 / close within 5 days of rate lock / Strong property, sponsor, and market / call for other loan terms.

* Fixed Rate & ARM pricing is based on loans having at least 50% Mission.

* Freddie Mac Green loans may be eligible for a 5-10bps lower rate.

* Freddie Mac Affordable loans are approximately 10-20bps lower.

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 |

(1) Multifamily/30 day close/Pricing does not include MIP/20 month construction period & first draw at least 15% of loan amount

