

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 - LOANS UNDER \$6MM

DUS - Fixed Rate ⁽¹⁾

Term:	Prepay:
5 year	4.5yr YM
7 year	6.5yr YM
10 year	9.5yr YM
12 year	11.5yr YM
15 year	14.5yr YM
18 year	15yr YM
30 year	15yr YM

Tier 2 (80% / 1.25x)	
Spread	All-In Rate
2.39% - 2.59%	6.37% - 6.57%
2.23% - 2.43%	6.39% - 6.59%
2.11% - 2.31%	6.44% - 6.64%
2.18% - 2.38%	6.51% - 6.71%
2.41% - 2.61%	6.74% - 6.94%
2.71% - 2.91%	7.04% - 7.24%
2.99% - 3.19%	7.32% - 7.52%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
2.04% - 2.24%	6.02% - 6.22%
1.98% - 2.18%	6.14% - 6.34%
1.91% - 2.11%	6.24% - 6.44%
1.98% - 2.18%	6.31% - 6.51%
2.21% - 2.41%	6.54% - 6.74%
2.51% - 2.71%	6.84% - 7.04%
2.79% - 2.99%	7.12% - 7.32%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.84% - 2.04%	5.82% - 6.02%
1.78% - 1.98%	5.94% - 6.14%
1.71% - 1.91%	6.04% - 6.24%
1.78% - 1.98%	6.11% - 6.31%
2.01% - 2.21%	6.34% - 6.54%
2.31% - 2.51%	6.64% - 6.84%
2.59% - 2.79%	6.92% - 7.12%

(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%
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3.73%	7.38%
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3.49%	7.14%
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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.

