

Multifamily Debt Solutions

05.12.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.643%	4.09%	4.26%	4.43%	5.01%

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	1.45% - 1.77%	5.54% - 5.86%	1.10% - 1.42%	5.19% - 5.51%	1.00% - 1.22%	5.09% - 5.31%
7 year	6.5yr YM	1.30% - 1.62%	5.56% - 5.88%	1.05% - 1.37%	5.31% - 5.63%	0.95% - 1.17%	5.21% - 5.43%
10 year	9.5yr YM	1.18% - 1.45%	5.61% - 5.88%	0.98% - 1.25%	5.41% - 5.68%	0.88% - 1.05%	5.31% - 5.48%
12 year	11.5yr YM	1.31% - 1.58%	5.74% - 6.01%	1.11% - 1.38%	5.54% - 5.81%	1.01% - 1.18%	5.44% - 5.61%
15 year	14.5yr YM	1.31% - 1.74%	5.74% - 6.17%	1.27% - 1.54%	5.70% - 5.97%	1.17% - 1.34%	5.60% - 5.77%
18 year	15yr YM	1.82% - 2.09%	6.25% - 6.52%	1.62% - 1.89%	6.05% - 6.32%	1.52% - 1.69%	5.95% - 6.12%
30 year	15yr YM	2.06% - 2.33%	6.49% - 6.76%	1.86% - 2.13%	6.29% - 6.56%	1.76% - 1.93%	6.19% - 6.36%

(1) Loan size > \$6MM

DUS - ARM ⁽¹⁾

5yr (SOFR)	1yr LO, 1%	2.00% - 2.20%	5.64% - 5.84%	1.85% - 2.05%	5.49% - 5.69%	1.70% - 1.90%	5.34% - 5.54%
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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% - 1.62%	5.31% - 5.71%	1.17% - 1.57%	5.26% - 5.66%	1.07% - 1.47%	5.16% - 5.56%
7 year	Defeasance	1.15% - 1.55%	5.41% - 5.81%	1.10% - 1.50%	5.36% - 5.76%	1.00% - 1.40%	5.26% - 5.66%
10 year	Defeasance	0.97% - 1.32%	5.40% - 5.75%	0.92% - 1.27%	5.35% - 5.70%	0.82% - 1.17%	5.25% - 5.60%
12 year	Defeasance	1.07% - 1.42%	5.50% - 5.85%	1.02% - 1.37%	5.45% - 5.80%	0.92% - 1.27%	5.35% - 5.70%

(1) Loan size > \$20MM

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	1.85% - 2.15%	5.49% - 5.79%	1.80% - 2.10%	5.44% - 5.74%	1.75% - 2.05%	5.39% - 5.69%
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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

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

