

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 - LOANS UNDER \$6MM**

*DUS - Fixed Rate <sup>(1)</sup>*

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	2.36% - 2.72%	6.45% - 6.81%	2.01% - 2.37%	6.10% - 6.46%	1.81% - 2.17%	5.90% - 6.26%
7 year	6.5yr YM	2.21% - 2.57%	6.47% - 6.83%	1.96% - 2.32%	6.22% - 6.58%	1.76% - 2.12%	6.02% - 6.38%
10 year	9.5yr YM	2.09% - 2.40%	6.52% - 6.83%	1.89% - 2.20%	6.32% - 6.63%	1.69% - 2.00%	6.12% - 6.43%
12 year	11.5yr YM	2.22% - 2.53%	6.65% - 6.96%	2.02% - 2.33%	6.45% - 6.76%	1.82% - 2.13%	6.25% - 6.56%
15 year	14.5yr YM	2.38% - 2.69%	6.81% - 7.12%	2.18% - 2.49%	6.61% - 6.92%	1.98% - 2.29%	6.41% - 6.72%
18 year	15yr YM	2.73% - 3.04%	7.16% - 7.47%	2.53% - 2.84%	6.96% - 7.27%	2.33% - 2.64%	6.76% - 7.07%
30 year	15yr YM	2.97% - 3.28%	7.40% - 7.71%	2.77% - 3.08%	7.20% - 7.51%	2.57% - 2.88%	7.00% - 7.31%

(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.

