

Multifamily Debt Solutions

05.26.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.594%	4.17%	4.32%	4.48%	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	1.46% - 1.78%	5.63% - 5.95%	1.11% - 1.43%	5.28% - 5.60%	1.01% - 1.23%	5.18% - 5.40%
7 year	6.5yr YM	1.29% - 1.61%	5.61% - 5.93%	1.04% - 1.36%	5.36% - 5.68%	0.94% - 1.16%	5.26% - 5.48%
10 year	9.5yr YM	1.17% - 1.44%	5.65% - 5.92%	0.97% - 1.24%	5.45% - 5.72%	0.87% - 1.04%	5.35% - 5.52%
12 year	11.5yr YM	1.30% - 1.57%	5.78% - 6.05%	1.10% - 1.37%	5.58% - 5.85%	1.00% - 1.17%	5.48% - 5.65%
15 year	14.5yr YM	1.29% - 1.72%	5.77% - 6.20%	1.25% - 1.52%	5.73% - 6.00%	1.15% - 1.32%	5.63% - 5.80%
18 year	15yr YM	1.76% - 2.03%	6.24% - 6.51%	1.56% - 1.83%	6.04% - 6.31%	1.46% - 1.63%	5.94% - 6.11%
30 year	15yr YM	2.03% - 2.30%	6.51% - 6.78%	1.83% - 2.10%	6.31% - 6.58%	1.73% - 1.90%	6.21% - 6.38%

(1) Loan size > \$6MM

DUS - ARM ⁽¹⁾

5yr (SOFR)	1yr LO, 1%	2.00% - 2.20%	5.59% - 5.79%	1.85% - 2.05%	5.44% - 5.64%	1.70% - 1.90%	5.29% - 5.49%
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(1) Loan size > \$25MM

* Pricing assumes Conventional Multifamily loan
 * 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	1.25% - 1.65%	5.42% - 5.82%	1.20% - 1.60%	5.37% - 5.77%	1.10% - 1.50%	5.27% - 5.67%
7 year	Defeasance	1.18% - 1.58%	5.50% - 5.90%	1.13% - 1.53%	5.45% - 5.85%	1.03% - 1.43%	5.35% - 5.75%
10 year	Defeasance	1.05% - 1.40%	5.53% - 5.88%	1.00% - 1.35%	5.48% - 5.83%	0.90% - 1.25%	5.38% - 5.73%
12 year	Defeasance	1.15% - 1.50%	5.63% - 5.98%	1.10% - 1.45%	5.58% - 5.93%	1.00% - 1.35%	5.48% - 5.83%

(1) Loan size > \$20MM

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	1.85% - 2.15%	5.44% - 5.74%	1.80% - 2.10%	5.39% - 5.69%	1.75% - 2.05%	5.34% - 5.64%
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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

