

**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 - 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	2.37% - 2.73%	6.54% - 6.90%	2.02% - 2.38%	6.19% - 6.55%	1.82% - 2.18%	5.99% - 6.35%
7 year	6.5yr YM	2.20% - 2.56%	6.52% - 6.88%	1.95% - 2.31%	6.27% - 6.63%	1.75% - 2.11%	6.07% - 6.43%
10 year	9.5yr YM	2.08% - 2.39%	6.56% - 6.87%	1.88% - 2.19%	6.36% - 6.67%	1.68% - 1.99%	6.16% - 6.47%
12 year	11.5yr YM	2.21% - 2.52%	6.69% - 7.00%	2.01% - 2.32%	6.49% - 6.80%	1.81% - 2.12%	6.29% - 6.60%
15 year	14.5yr YM	2.36% - 2.67%	6.84% - 7.15%	2.16% - 2.47%	6.64% - 6.95%	1.96% - 2.27%	6.44% - 6.75%
18 year	15yr YM	2.67% - 2.98%	7.15% - 7.46%	2.47% - 2.78%	6.95% - 7.26%	2.27% - 2.58%	6.75% - 7.06%
30 year	15yr YM	2.94% - 3.25%	7.42% - 7.73%	2.74% - 3.05%	7.22% - 7.53%	2.54% - 2.85%	7.02% - 7.33%

(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.

**FREDDIE MAC - SMALL LOANS - \$2MM-\$10MM**

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

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	1.70% - 2.05%	5.87% - 6.22%	1.65% - 2.00%	5.82% - 6.17%	1.55% - 1.90%	5.72% - 6.07%
7 year	Defeasance	1.63% - 1.98%	5.95% - 5.80%	1.58% - 1.93%	5.90% - 6.25%	1.48% - 1.83%	5.80% - 6.15%
10 year	Defeasance	1.50% - 1.80%	5.98% - 6.28%	1.45% - 1.75%	5.93% - 6.23%	1.35% - 1.65%	5.83% - 6.13%
12 year	Defeasance	1.60% - 1.90%	6.08% - 6.38%	1.55% - 1.85%	6.03% - 6.33%	1.45% - 1.75%	5.93% - 6.23%

(1) Loan size \$2MM-\$10MM

\* Fixed-rate product only

