

Multifamily Debt Solutions

05.05.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.646%	4.06%	4.23%	4.41%	5.00%

FANNIE MAE - DUS PROGRAM

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
1.47% - 1.74%	5.53% - 5.80%
1.31% - 1.58%	5.54% - 5.81%
1.18% - 1.45%	5.59% - 5.86%
1.29% - 1.56%	5.70% - 5.97%
1.33% - 1.76%	5.74% - 6.17%
1.82% - 2.09%	6.23% - 6.50%
2.06% - 2.33%	6.47% - 6.74%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.12% - 1.39%	5.18% - 5.45%
1.06% - 1.33%	5.29% - 5.56%
0.98% - 1.25%	5.39% - 5.66%
1.09% - 1.36%	5.50% - 5.77%
1.29% - 1.56%	5.70% - 5.97%
1.62% - 1.89%	6.03% - 6.30%
1.86% - 2.13%	6.27% - 6.54%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.02% - 1.19%	5.08% - 5.25%
0.96% - 1.13%	5.19% - 5.36%
0.88% - 1.05%	5.29% - 5.46%
0.99% - 1.16%	5.40% - 5.57%
1.19% - 1.36%	5.60% - 5.77%
1.52% - 1.69%	5.93% - 6.10%
1.76% - 1.93%	6.17% - 6.34%

(1) Loan size > \$6MM

DUS - ARM ⁽¹⁾

5yr (SOFR)	1yr LO, 1%
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2.00% - 2.20%	5.65% - 5.85%
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1.85% - 2.05%	5.50% - 5.70%
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1.70% - 1.90%	5.35% - 5.55%
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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:
5 year	Defeasance
7 year	Defeasance
10 year	Defeasance
12 year	Defeasance

(65% / 1.25x)	
Spread	All-In Rate
1.22% - 1.57%	5.28% - 5.63%
1.15% - 1.50%	5.38% - 5.73%
0.97% - 1.32%	5.38% - 5.73%
1.07% - 1.42%	5.48% - 5.83%

(60% / 1.30x)	
Spread	All-In Rate
1.17% - 1.52%	5.23% - 5.58%
1.10% - 1.45%	5.33% - 5.68%
0.92% - 1.27%	5.33% - 5.68%
1.02% - 1.37%	5.43% - 5.78%

(55% / 1.35x)	
Spread	All-In Rate
1.07% - 1.42%	5.13% - 5.48%
1.00% - 1.35%	5.23% - 5.58%
0.82% - 1.17%	5.23% - 5.58%
0.92% - 1.27%	5.33% - 5.68%

(1) Loan size > \$20MM

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%
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1.85% - 2.15%	5.50% - 5.80%
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1.80% - 2.10%	5.45% - 5.75%
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1.75% - 2.05%	5.40% - 5.70%
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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 ⁽¹⁾

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

