

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 - LOANS UNDER \$6MM

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	2.38% - 2.69%	6.44% - 6.75%	2.03% - 2.34%	6.09% - 6.40%	1.83% - 2.14%	5.89% - 6.20%
7 year	6.5yr YM	2.22% - 2.53%	6.45% - 6.76%	1.97% - 2.28%	6.20% - 6.51%	1.77% - 2.08%	6.00% - 6.31%
10 year	9.5yr YM	2.09% - 2.40%	6.50% - 6.81%	1.89% - 2.20%	6.30% - 6.61%	1.69% - 2.00%	6.10% - 6.41%
12 year	11.5yr YM	2.20% - 2.51%	6.61% - 6.92%	2.00% - 2.31%	6.41% - 6.72%	1.80% - 2.11%	6.21% - 6.52%
15 year	14.5yr YM	2.40% - 2.71%	6.81% - 7.12%	2.20% - 2.51%	6.61% - 6.92%	2.00% - 2.31%	6.41% - 6.72%
18 year	15yr YM	2.73% - 3.04%	7.14% - 7.45%	2.53% - 2.84%	6.94% - 7.25%	2.33% - 2.64%	6.74% - 7.05%
30 year	15yr YM	2.97% - 3.28%	7.38% - 7.69%	2.77% - 3.08%	7.18% - 7.49%	2.57% - 2.88%	6.98% - 7.29%

(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.

