

Multifamily Debt Solutions

06.23.2026

**INDEXES**

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.628%	4.25%	4.36%	4.49%	4.94%

**FANNIE MAE - DUS PROGRAM**

**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	1.45% - 1.80%	5.70% - 6.05%	1.10% - 1.45%	5.35% - 5.70%	1.00% - 1.25%	5.25% - 5.50%
7 year	6.5yr YM	1.28% - 1.63%	5.64% - 5.99%	1.03% - 1.38%	5.39% - 5.74%	0.93% - 1.18%	5.29% - 5.54%
10 year	9.5yr YM	1.16% - 1.46%	5.65% - 5.95%	0.96% - 1.26%	5.45% - 5.75%	0.86% - 1.06%	5.35% - 5.55%
12 year	11.5yr YM	1.28% - 1.58%	5.77% - 6.07%	1.08% - 1.38%	5.57% - 5.87%	0.98% - 1.18%	5.47% - 5.67%
15 year	14.5yr YM	1.24% - 1.70%	5.73% - 6.19%	1.20% - 1.50%	5.69% - 5.99%	1.10% - 1.30%	5.59% - 5.79%
18 year	15yr YM	1.66% - 1.96%	6.15% - 6.45%	1.46% - 1.76%	5.95% - 6.25%	1.36% - 1.56%	5.85% - 6.05%
30 year	15yr YM	1.94% - 2.24%	6.43% - 6.73%	1.74% - 2.04%	6.23% - 6.53%	1.64% - 1.84%	6.13% - 6.33%

(1) Loan size > \$6MM

**DUS - ARM <sup>(1)</sup>**

5yr (SOFR)	1yr LO, 1%	2.00% - 2.20%	5.63% - 5.83%	1.85% - 2.05%	5.48% - 5.68%	1.70% - 1.90%	5.33% - 5.53%
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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 <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	1.25% - 1.65%	5.50% - 5.90%	1.20% - 1.60%	5.45% - 5.85%	1.10% - 1.50%	5.35% - 5.75%
7 year	Defeasance	1.18% - 1.58%	5.54% - 5.94%	1.13% - 1.53%	5.49% - 5.89%	1.03% - 1.43%	5.39% - 5.79%
10 year	Defeasance	1.05% - 1.40%	5.54% - 5.89%	1.00% - 1.35%	5.49% - 5.84%	0.90% - 1.25%	5.39% - 5.74%
12 year	Defeasance	1.15% - 1.50%	5.64% - 5.99%	1.10% - 1.45%	5.59% - 5.94%	1.00% - 1.35%	5.49% - 5.84%

(1) Loan size > \$20MM

**ARM <sup>(1)</sup>**

10yr (SOFR)	1yr LO, 1%	1.85% - 2.15%	5.48% - 5.78%	1.80% - 2.10%	5.43% - 5.73%	1.75% - 2.05%	5.38% - 5.68%
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(1) Loan size > \$20MM

\* Pricing assumes Conventional Multifamily loan

\* Pricing is based on loans having at least 50% Mission

**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

