

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 - LOANS <=\$6MM

DUS - Fixed Rate ⁽¹⁾

Tier 2 (80% / 1.25x)

Tier 3 (65% / 1.35x)

Tier 4 (55% / 1.55x)

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	2.36% - 2.72%	6.61% - 6.97%	2.01% - 2.37%	6.26% - 6.62%	1.81% - 2.17%	6.06% - 6.42%
7 year	6.5yr YM	2.19% - 2.55%	6.55% - 6.91%	1.94% - 2.30%	6.30% - 6.66%	1.74% - 2.10%	6.10% - 6.46%
10 year	9.5yr YM	2.07% - 2.38%	6.56% - 6.87%	1.87% - 2.18%	6.36% - 6.67%	1.67% - 1.98%	6.16% - 6.47%
12 year	11.5yr YM	2.19% - 2.50%	6.68% - 6.99%	1.99% - 2.30%	6.48% - 6.79%	1.79% - 2.10%	6.28% - 6.59%
15 year	14.5yr YM	2.31% - 2.62%	6.80% - 7.11%	2.11% - 2.42%	6.60% - 6.91%	1.91% - 2.22%	6.40% - 6.71%
18 year	15yr YM	2.57% - 2.88%	7.06% - 7.37%	2.37% - 2.68%	6.86% - 7.17%	2.17% - 2.48%	6.66% - 6.97%
30 year	15yr YM	2.85% - 3.16%	7.34% - 7.65%	2.65% - 2.96%	7.14% - 7.45%	2.45% - 2.76%	6.94% - 7.25%

(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 ⁽¹⁾

(65% / 1.25x)

(60% / 1.30x)

(55% / 1.35x)

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%	5.95% - 6.30%	1.65% - 2.00%	5.90% - 6.25%	1.55% - 1.90%	5.80% - 6.15%
7 year	Defeasance	1.63% - 1.98%	5.99% - 5.84%	1.58% - 1.93%	5.94% - 6.29%	1.48% - 1.83%	5.84% - 6.19%
10 year	Defeasance	1.50% - 1.80%	5.99% - 6.29%	1.45% - 1.75%	5.94% - 6.24%	1.35% - 1.65%	5.84% - 6.14%
12 year	Defeasance	1.60% - 1.90%	6.09% - 6.39%	1.55% - 1.85%	6.04% - 6.34%	1.45% - 1.75%	5.94% - 6.24%

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

* Pricing assumes Conventional Multifamily loan

