

Multifamily Debt Solutions

07.28.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.619%	4.38%	4.50%	4.63%	5.12%

FANNIE MAE - DUS PROGRAM - LOANS <=\$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% - 2.74%	6.76% - 7.12%	2.03% - 2.39%	6.41% - 6.77%	1.83% - 2.19%	6.21% - 6.57%
7 year	6.5yr YM	2.21% - 2.57%	6.71% - 7.07%	1.96% - 2.32%	6.46% - 6.82%	1.76% - 2.12%	6.26% - 6.62%
10 year	9.5yr YM	2.09% - 2.40%	6.72% - 7.03%	1.89% - 2.20%	6.52% - 6.83%	1.69% - 2.00%	6.32% - 6.63%
12 year	11.5yr YM	2.20% - 2.51%	6.83% - 7.14%	2.00% - 2.31%	6.63% - 6.94%	1.80% - 2.11%	6.43% - 6.74%
15 year	14.5yr YM	2.32% - 2.63%	6.95% - 7.26%	2.12% - 2.43%	6.75% - 7.06%	1.92% - 2.23%	6.55% - 6.86%
18 year	15yr YM	2.58% - 2.89%	7.21% - 7.52%	2.38% - 2.69%	7.01% - 7.32%	2.18% - 2.49%	6.81% - 7.12%
30 year	15yr YM	2.87% - 3.18%	7.50% - 7.81%	2.67% - 2.98%	7.30% - 7.61%	2.47% - 2.78%	7.10% - 7.41%

(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⁾

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%	6.08% - 6.43%	1.65% - 2.00%	6.03% - 6.38%	1.55% - 1.90%	5.93% - 6.28%
7 year	Defeasance	1.63% - 1.98%	6.13% - 5.98%	1.58% - 1.93%	6.08% - 6.43%	1.48% - 1.83%	5.98% - 6.33%
10 year	Defeasance	1.50% - 1.80%	6.13% - 6.43%	1.45% - 1.75%	6.08% - 6.38%	1.35% - 1.65%	5.98% - 6.28%
12 year	Defeasance	1.60% - 1.90%	6.23% - 6.53%	1.55% - 1.85%	6.18% - 6.48%	1.45% - 1.75%	6.08% - 6.38%

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

* Pricing assumes Conventional Multifamily loan



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