

Multifamily Debt Solutions

07.07.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.636%	4.23%	4.35%	4.49%	5.01%

FANNIE MAE - DUS PROGRAM - LOANS <=\$6MM

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
2.37% - 2.73%	6.60% - 6.96%
2.22% - 2.58%	6.57% - 6.93%
2.09% - 2.40%	6.58% - 6.89%
2.20% - 2.51%	6.69% - 7.00%
2.33% - 2.64%	6.82% - 7.13%
2.59% - 2.90%	7.08% - 7.39%
2.89% - 3.20%	7.38% - 7.69%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
2.02% - 2.38%	6.25% - 6.61%
1.97% - 2.33%	6.32% - 6.68%
1.89% - 2.20%	6.38% - 6.69%
2.00% - 2.31%	6.49% - 6.80%
2.13% - 2.44%	6.62% - 6.93%
2.39% - 2.70%	6.88% - 7.19%
2.69% - 3.00%	7.18% - 7.49%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.82% - 2.18%	6.05% - 6.41%
1.77% - 2.13%	6.12% - 6.48%
1.69% - 2.00%	6.18% - 6.49%
1.80% - 2.11%	6.29% - 6.60%
1.93% - 2.24%	6.42% - 6.73%
2.19% - 2.50%	6.68% - 6.99%
2.49% - 2.80%	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

FREDDIE MAC - SMALL LOANS - \$2MM-\$10MM

Fixed Rate ⁽¹⁾

Term:	Prepay:
5 year	Defeasance
7 year	Defeasance
10 year	Defeasance
12 year	Defeasance

(65% / 1.25x)	
Spread	All-In Rate
1.70% - 2.05%	5.93% - 6.28%
1.63% - 1.98%	5.98% - 5.83%
1.50% - 1.80%	5.99% - 6.29%
1.60% - 1.90%	6.09% - 6.39%

(60% / 1.30x)	
Spread	All-In Rate
1.65% - 2.00%	5.88% - 6.23%
1.58% - 1.93%	5.93% - 6.28%
1.45% - 1.75%	5.94% - 6.24%
1.55% - 1.85%	6.04% - 6.34%

(55% / 1.35x)	
Spread	All-In Rate
1.55% - 1.90%	5.78% - 6.13%
1.48% - 1.83%	5.83% - 6.18%
1.35% - 1.65%	5.84% - 6.14%
1.45% - 1.75%	5.94% - 6.24%

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

* Pricing assumes Conventional Multifamily loan



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