

Multifamily Debt Solutions

08.11.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.633%	4.40%	4.55%	4.70%	5.25%

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:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	4.5yr YM	2.39% - 2.75%	6.79% - 7.15%	2.04% - 2.40%	6.44% - 6.80%	1.84% - 2.20%	6.24% - 6.60%
7 year	6.5yr YM	2.22% - 2.58%	6.77% - 7.13%	1.97% - 2.33%	6.52% - 6.88%	1.77% - 2.13%	6.32% - 6.68%
10 year	9.5yr YM	2.09% - 2.40%	6.79% - 7.10%	1.89% - 2.20%	6.59% - 6.90%	1.69% - 2.00%	6.39% - 6.70%
12 year	11.5yr YM	2.21% - 2.52%	6.91% - 7.22%	2.01% - 2.32%	6.71% - 7.02%	1.81% - 2.12%	6.51% - 6.82%
15 year	14.5yr YM	2.34% - 2.65%	7.04% - 7.35%	2.14% - 2.45%	6.84% - 7.15%	1.94% - 2.25%	6.64% - 6.95%
18 year	15yr YM	2.62% - 2.93%	7.32% - 7.63%	2.42% - 2.73%	7.12% - 7.43%	2.22% - 2.53%	6.92% - 7.23%
30 year	15yr YM	2.93% - 3.24%	7.63% - 7.94%	2.73% - 3.04%	7.43% - 7.74%	2.53% - 2.84%	7.23% - 7.54%

(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:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.70% - 2.05%	6.10% - 6.45%	1.65% - 2.00%	6.05% - 6.40%	1.55% - 1.90%	5.95% - 6.30%
7 year	Defeasance	1.63% - 1.98%	6.18% - 6.03%	1.58% - 1.93%	6.13% - 6.48%	1.48% - 1.83%	6.03% - 6.38%
10 year	Defeasance	1.50% - 1.80%	6.20% - 6.50%	1.45% - 1.75%	6.15% - 6.45%	1.35% - 1.65%	6.05% - 6.35%
12 year	Defeasance	1.60% - 1.90%	6.30% - 6.60%	1.55% - 1.85%	6.25% - 6.55%	1.45% - 1.75%	6.15% - 6.45%

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

* Pricing assumes Conventional Multifamily loan



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