

Multifamily Debt Solutions

09.29.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.739%	5.06%	5.13%	5.22%	5.55%

FANNIE MAE - DUS PROGRAM

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	1.54% - 1.89%	6.60% - 6.95%	1.19% - 1.54%	6.25% - 6.60%	1.09% - 1.34%	6.15% - 6.40%
7 year	6.5yr YM	1.40% - 1.75%	6.53% - 6.88%	1.15% - 1.50%	6.28% - 6.63%	1.05% - 1.30%	6.18% - 6.43%
10 year	9.5yr YM	1.27% - 1.57%	6.49% - 6.79%	1.07% - 1.37%	6.29% - 6.59%	0.97% - 1.17%	6.19% - 6.39%
12 year	11.5yr YM	1.35% - 1.65%	6.57% - 6.87%	1.15% - 1.45%	6.37% - 6.67%	1.05% - 1.25%	6.27% - 6.47%
15 year	14.5yr YM	1.29% - 1.75%	6.51% - 6.97%	1.25% - 1.55%	6.47% - 6.77%	1.15% - 1.35%	6.37% - 6.57%
18 year	15yr YM	1.68% - 1.98%	6.90% - 7.20%	1.48% - 1.78%	6.70% - 7.00%	1.38% - 1.58%	6.60% - 6.80%
30 year	15yr YM	1.90% - 2.20%	7.12% - 7.42%	1.70% - 2.00%	6.92% - 7.22%	1.60% - 1.80%	6.82% - 7.02%

(1) Loan size > \$6MM

DUS - ARM ⁽¹⁾

5yr (SOFR)	1yr LO, 1%	1.97% - 2.32%	5.71% - 6.06%	1.82% - 2.17%	5.56% - 5.91%	1.67% - 2.02%	5.41% - 5.76%
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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 ⁽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	1.25% - 1.65%	6.31% - 6.71%	1.20% - 1.60%	6.26% - 6.66%	1.10% - 1.50%	6.16% - 6.56%
7 year	Defeasance	1.18% - 1.58%	6.31% - 6.71%	1.13% - 1.53%	6.26% - 6.66%	1.03% - 1.43%	6.16% - 6.56%
10 year	Defeasance	1.05% - 1.40%	6.27% - 6.62%	1.00% - 1.35%	6.22% - 6.57%	0.90% - 1.25%	6.12% - 6.47%
12 year	Defeasance	1.15% - 1.50%	6.37% - 6.72%	1.10% - 1.45%	6.32% - 6.67%	1.00% - 1.35%	6.22% - 6.57%

(1) Loan size > \$20MM

ARM ⁽¹⁾

10yr (SOFR)	1yr LO, 1%	1.85% - 2.15%	5.59% - 5.89%	1.80% - 2.10%	5.54% - 5.84%	1.75% - 2.05%	5.49% - 5.79%
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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



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