

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 - 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
2.45% - 2.81%	7.51% - 7.87%
2.31% - 2.67%	7.44% - 7.80%
2.18% - 2.49%	7.40% - 7.71%
2.26% - 2.57%	7.48% - 7.79%
2.36% - 2.67%	7.58% - 7.89%
2.59% - 2.90%	7.81% - 8.12%
2.81% - 3.12%	8.03% - 8.34%

(1) Loan Size <= \$6MM

Tier 3 (65% / 1.35x)

Spread	All-In Rate
2.10% - 2.46%	7.16% - 7.52%
2.06% - 2.42%	7.19% - 7.55%
1.98% - 2.29%	7.20% - 7.51%
2.06% - 2.37%	7.28% - 7.59%
2.16% - 2.47%	7.38% - 7.69%
2.39% - 2.70%	7.61% - 7.92%
2.61% - 2.92%	7.83% - 8.14%

Tier 4 (55% / 1.55x)

Spread	All-In Rate
1.90% - 2.26%	6.96% - 7.32%
1.86% - 2.22%	6.99% - 7.35%
1.78% - 2.09%	7.00% - 7.31%
1.86% - 2.17%	7.08% - 7.39%
1.96% - 2.27%	7.18% - 7.49%
2.19% - 2.50%	7.41% - 7.72%
2.41% - 2.72%	7.63% - 7.94%

* 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
1.50% - 1.80%	6.56% - 6.86%
1.43% - 1.73%	6.56% - 6.61%
1.30% - 1.55%	6.52% - 6.77%
1.40% - 1.65%	6.62% - 6.87%

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

(60% / 1.30x)

Spread	All-In Rate
1.45% - 1.75%	6.51% - 6.81%
1.38% - 1.68%	6.51% - 6.81%
1.25% - 1.50%	6.47% - 6.72%
1.35% - 1.60%	6.57% - 6.82%

(55% / 1.35x)

Spread	All-In Rate
1.35% - 1.65%	6.41% - 6.71%
1.28% - 1.58%	6.41% - 6.71%
1.15% - 1.40%	6.37% - 6.62%
1.25% - 1.50%	6.47% - 6.72%

* Pricing assumes Conventional Multifamily loan



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