

Multifamily Debt Solutions

09.08.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.648%	4.56%	4.67%	4.79%	5.25%

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	2.40% - 2.76%	6.96% - 7.32%	2.05% - 2.41%	6.61% - 6.97%	1.85% - 2.21%	6.41% - 6.77%
7 year	6.5yr YM	2.24% - 2.60%	6.91% - 7.27%	1.99% - 2.35%	6.66% - 7.02%	1.79% - 2.15%	6.46% - 6.82%
10 year	9.5yr YM	2.12% - 2.43%	6.91% - 7.22%	1.92% - 2.23%	6.71% - 7.02%	1.72% - 2.03%	6.51% - 6.82%
12 year	11.5yr YM	2.22% - 2.53%	7.01% - 7.32%	2.02% - 2.33%	6.81% - 7.12%	1.82% - 2.13%	6.61% - 6.92%
15 year	14.5yr YM	2.33% - 2.64%	7.12% - 7.43%	2.13% - 2.44%	6.92% - 7.23%	1.93% - 2.24%	6.72% - 7.03%
18 year	15yr YM	2.58% - 2.89%	7.37% - 7.68%	2.38% - 2.69%	7.17% - 7.48%	2.18% - 2.49%	6.97% - 7.28%
30 year	15yr YM	2.87% - 3.18%	7.66% - 7.97%	2.67% - 2.98%	7.46% - 7.77%	2.47% - 2.78%	7.26% - 7.57%

(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	1.55% - 1.85%	6.11% - 6.41%	1.50% - 1.80%	6.06% - 6.36%	1.40% - 1.70%	5.96% - 6.26%
7 year	Defeasance	1.48% - 1.78%	6.15% - 6.15%	1.43% - 1.73%	6.10% - 6.40%	1.33% - 1.63%	6.00% - 6.30%
10 year	Defeasance	1.35% - 1.60%	6.14% - 6.39%	1.30% - 1.55%	6.09% - 6.34%	1.20% - 1.45%	5.99% - 6.24%
12 year	Defeasance	1.45% - 1.70%	6.24% - 6.49%	1.40% - 1.65%	6.19% - 6.44%	1.30% - 1.55%	6.09% - 6.34%

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

* Pricing assumes Conventional Multifamily loan



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