

Multifamily Debt Solutions

03.25.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.335%	4.12%	4.24%	4.36%	4.70%

FANNIE MAE - DUS PROGRAM - LOANS UNDER \$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	2.03% - 2.33%	6.15% - 6.45%	1.68% - 1.98%	5.80% - 6.10%	1.48% - 1.78%	5.60% - 5.90%
7 year	6.5yr YM	1.87% - 2.17%	6.11% - 6.41%	1.62% - 1.92%	5.86% - 6.16%	1.42% - 1.72%	5.66% - 5.96%
10 year	9.5yr YM	1.79% - 2.09%	6.15% - 6.45%	1.59% - 1.89%	5.95% - 6.25%	1.39% - 1.69%	5.75% - 6.05%
12 year	11.5yr YM	1.86% - 2.16%	6.22% - 6.52%	1.66% - 1.96%	6.02% - 6.32%	1.46% - 1.76%	5.82% - 6.12%
15 year	14.5yr YM	1.95% - 2.25%	6.31% - 6.61%	1.75% - 2.05%	6.11% - 6.41%	1.55% - 1.85%	5.91% - 6.21%
18 year	15yr YM	2.20% - 2.50%	6.56% - 6.86%	2.00% - 2.30%	6.36% - 6.66%	1.80% - 2.10%	6.16% - 6.46%
30 year	15yr YM	2.50% - 2.80%	6.86% - 7.16%	2.30% - 2.60%	6.66% - 6.96%	2.10% - 2.40%	6.46% - 6.76%

(1) Loan Size <= \$6MM/Multifamily/5-50 units/Eligible Market/30yr AM/A360/5 days to close/Strong property, sponsor and market-Call for other loan terms, prepays and IO.

DUS - ARM ⁽¹⁾

ARM 7/6	1yr LO, 1%	3.73%	8.06%	3.49%	7.82%	3.19%	7.52%
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(1) UPB under \$6MM/Multifamily/7yr ARM (convertible to fixed rate years 2-6).

* Fannie Mae Fixed Rate, First Lien, Tier 2, Conventional <=\$2MM is + 82 bps, if the property is highly affordable, at least 50% of units at 80% AMI the adder is +41bps

* Fannie Mae MAH loans are eligible for ~50bps lower rate.

* Fannie Mae Green loans may be eligible for 20bps lower rate.

