

RATE SHEET

Multifamily Debt Solutions

04.15.2025

INDEXES											
Index:	30 day Avg SOFR	5T	7T	10T	30T						
Current:	4.348%	4.02%	4.20%	4.40%	4.84%						
	FANNIE MAE - D	OUS PROGRAM - L	OANS UNDER \$6MM								
(1)											

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		<u>Spread</u>	All-In Rate
5 year	4.5yr YM	2.13% - 2.43%	6.15% - 6.45%		1.78% - 2.08%	5.80% - 6.10%		1.58% - 1.88%	5.60% - 5.90%
7 year	6.5yr YM	1.96% - 2.26%	6.16% - 6.46%		1.71% - 2.01%	5.91% - 6.21%		1.51% - 1.81%	5.71% - 6.01%
10 year	9.5yr YM	1.86% - 2.16%	6.26% - 6.56%		1.66% - 1.96%	6.06% - 6.36%		1.46% - 1.76%	5.86% - 6.16%
12 year	11.5yr YM	1.95% - 2.25%	6.35% - 6.65%		1.75% - 2.05%	6.15% - 6.45%		1.55% - 1.85%	5.95% - 6.25%
15 year	14.5yr YM	2.14% - 2.44%	6.54% - 6.84%		1.94% - 2.24%	6.34% - 6.64%		1.74% - 2.04%	6.14% - 6.44%
18 year	15yr YM	2.32% - 2.62%	6.72% - 7.02%		2.12% - 2.42%	6.52% - 6.82%		1.92% - 2.22%	6.32% - 6.62%
30 year	15yr YM	2.66% - 2.96%	7.06% - 7.36%		2.46% - 2.76%	6.86% - 7.16%		2.26% - 2.56%	6.66% - 6.96%
		(1) Loan Size < = \$6MM/Mult	ifamily/5-50 units/Eligible Ma	arket/	30yr AM/A360/5 days to c	lose/Strong property,sponsor	and n	narket-Call for other loai	n terms, prepays and IO.
DUS	- ARM ⁽¹⁾								
ARM 7/6	1yr LO, 1%	3.73%	8.08%	Γ	3.49%	7.84%		3.19%	7.54%

(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 +41 bps

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

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

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