



## Multifamily Debt Solutions

06.17.2025

### INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.302%	3.99%	4.18%	4.40%	4.92%

### FANNIE MAE - DUS PROGRAM - LOANS UNDER \$6MM

#### DUS - Fixed Rate <sup>(1)</sup>

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
2.04% - 2.34%	6.03% - 6.33%
1.87% - 2.17%	6.05% - 6.35%
1.73% - 2.03%	6.13% - 6.43%
1.89% - 2.19%	6.29% - 6.59%
2.22% - 2.52%	6.62% - 6.92%
2.38% - 2.68%	6.78% - 7.08%
2.71% - 3.01%	7.11% - 7.41%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.69% - 1.99%	5.68% - 5.98%
1.62% - 1.92%	5.80% - 6.10%
1.53% - 1.83%	5.93% - 6.23%
1.69% - 1.99%	6.09% - 6.39%
2.02% - 2.32%	6.42% - 6.72%
2.18% - 2.48%	6.58% - 6.88%
2.51% - 2.81%	6.91% - 7.21%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.49% - 1.79%	5.48% - 5.78%
1.42% - 1.72%	5.60% - 5.90%
1.33% - 1.63%	5.73% - 6.03%
1.49% - 1.79%	5.89% - 6.19%
1.82% - 2.12%	6.22% - 6.52%
1.98% - 2.28%	6.38% - 6.68%
2.31% - 2.61%	6.71% - 7.01%

(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 <sup>(1)</sup>

ARM 7/6	1yr LO, 1%
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3.73%	8.03%
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3.49%	7.79%
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3.19%	7.49%
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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.

