

RATE SHEET

Multifamily Debt Solutions

07.15.2025

		INDEXES			
Index:	30 day Avg SOFR	5T	7Т	10T	30T
Current:	4.344%	3.97%	4.16%	4.41%	4.97%

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

DUS-FIX	xed 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	Spread	All-In Rate
5 year	4.5yr YM	2.06% - 2.41%	6.03% - 6.38%	1.71% - 2.06%	5.68% - 6.03%	1.51% - 1.86%	5.48% - 5.83%
7 year	6.5yr YM	1.87% - 2.22%	6.03% - 6.38%	1.62% - 1.97%	5.78% - 6.13%	1.42% - 1.77%	5.58% - 5.93%
10 year	9.5yr YM	1.73% - 2.08%	6.14% - 6.49%	1.53% - 1.88%	5.94% - 6.29%	1.33% - 1.68%	5.74% - 6.09%
12 year	11.5yr YM	1.87% - 2.22%	6.28% - 6.63%	1.67% - 2.02%	6.08% - 6.43%	1.47% - 1.82%	5.88% - 6.23%
15 year	14.5yr YM	2.11% - 2.46%	6.52% - 6.87%	1.91% - 2.26%	6.32% - 6.67%	1.71% - 2.06%	6.12% - 6.47%
18 year	15yr YM	2.34% - 2.69%	6.75% - 7.10%	2.14% - 2.49%	6.55% - 6.90%	1.94% - 2.29%	6.35% - 6.70%
30 year	15yr YM	2.70% - 3.05%	7.11% - 7.46%	2.50% - 2.85%	6.91% - 7.26%	2.30% - 2.65%	6.71% - 7.06%
		(1) Loan Size < = \$6MM/Mult	ifamily/5-50 units/Eligible Mark	et/30yr AM/A360/5 days to c	lose/Strong property,sponsor	and market-Call for other loa	n terms, prepays and
DUS -	ARM ⁽¹⁾						
RM 7/6	1yr LO, 1%	3.73%	8.07%	3.49%	7.83%	3.19%	7.53%

* 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 ${\sim}50 \rm bps$ lower rate.

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

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