



## Multifamily Debt Solutions

07.15.2025

### INDEXES

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

### 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
2.06% - 2.41%	6.03% - 6.38%
1.87% - 2.22%	6.03% - 6.38%
1.73% - 2.08%	6.14% - 6.49%
1.87% - 2.22%	6.28% - 6.63%
2.11% - 2.46%	6.52% - 6.87%
2.34% - 2.69%	6.75% - 7.10%
2.70% - 3.05%	7.11% - 7.46%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.71% - 2.06%	5.68% - 6.03%
1.62% - 1.97%	5.78% - 6.13%
1.53% - 1.88%	5.94% - 6.29%
1.67% - 2.02%	6.08% - 6.43%
1.91% - 2.26%	6.32% - 6.67%
2.14% - 2.49%	6.55% - 6.90%
2.50% - 2.85%	6.91% - 7.26%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.51% - 1.86%	5.48% - 5.83%
1.42% - 1.77%	5.58% - 5.93%
1.33% - 1.68%	5.74% - 6.09%
1.47% - 1.82%	5.88% - 6.23%
1.71% - 2.06%	6.12% - 6.47%
1.94% - 2.29%	6.35% - 6.70%
2.30% - 2.65%	6.71% - 7.06%

(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%	8.07%
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3.49%	7.83%
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3.19%	7.53%
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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.

