

Multifamily Debt Solutions

07.08.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.336%	3.99%	4.19%	4.42%	4.96%

FANNIE MAE - DUS PROGRAM

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	Spread	All-In Rate
5 year	4.5yr YM	1.40% - 1.50%	5.39% - 5.49%	1.05% - 1.15%	5.04% - 5.14%	0.95% - 1.05%	4.94% - 5.04%
7 year	6.5yr YM	1.23% - 1.33%	5.42% - 5.52%	0.98% - 1.08%	5.17% - 5.27%	0.88% - 0.98%	5.07% - 5.17%
10 year	9.5yr YM	1.11% - 1.21%	5.53% - 5.63%	0.91% - 1.01%	5.33% - 5.43%	0.81% - 0.91%	5.23% - 5.33%
12 year	11.5yr YM	1.27% - 1.37%	5.69% - 5.79%	1.07% - 1.17%	5.49% - 5.59%	0.97% - 1.07%	5.39% - 5.49%
15 year	14.5yr YM	1.51% - 1.61%	5.93% - 6.03%	1.31% - 1.41%	5.73% - 5.83%	1.21% - 1.31%	5.63% - 5.73%
18 year	15yr YM	1.74% - 1.84%	6.16% - 6.26%	1.54% - 1.64%	5.96% - 6.06%	1.44% - 1.54%	5.86% - 5.96%
30 year	15yr YM	2.06% - 2.16%	6.48% - 6.58%	1.86% - 1.96%	6.28% - 6.38%	1.76% - 1.86%	6.18% - 6.28%
(1) UPB > \$6MM/Multifamily/Over 50 units/30yr AM/A360/5 days to close/Strong property,sponsor and market-Call for other loan terms, prepays and IO.							
DUS - ARM ⁽¹⁾							
5yr (SOFR)	1yr LO, 1%	2.16% - 2.16%	6.50% - 6.50%	2.01% - 2.01%	6.35% - 6.35%	1.86% - 1.86%	6.20% - 6.20%
(1) UPB>\$25MM/Multifamily/30yr AM A360/5 days to close/Strong property,sponsor and market. Call for other loan terms, prepays and IO.							

* Fixed Rate & ARM pricing is based on loans having at least 50% Mission.

* Fannie Mae MAH loans are eligible for 30bps lower rate.

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

* Fannie Mae loans under \$6MM - please call for quotes.

* Fannie Mae 5-YR and 7-Yr loans >\$6MM/Tier 2/<=70% LTV are eligible for an additional -15 bps or -5 bps, respectively

* Fannie Mae Tier 2 and Tier 3 5-50 unit properties considered highly affordable (50% at 80% AMI) qualify for an additional 10bps reduction.

FREDDIE MAC

Fixed Rate ⁽¹⁾		(65% / 1.25x)		(60% / 1.30x)		(55% / 1.35x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.25% - 1.50%	5.24% - 5.49%	1.20% - 1.45%	5.19% - 5.44%	1.10% - 1.35%	5.09% - 5.34%
7 year	Defeasance	1.18% - 1.43%	5.37% - 5.62%	1.13% - 1.38%	5.32% - 5.57%	1.03% - 1.28%	5.22% - 5.47%
10 year	Defeasance	1.00% - 1.25%	5.42% - 5.67%	0.95% - 1.20%	5.37% - 5.62%	0.85% - 1.10%	5.27% - 5.52%
12 year	Defeasance	1.10% - 1.35%	5.52% - 5.77%	1.05% - 1.30%	5.47% - 5.72%	0.95% - 1.20%	5.37% - 5.62%
(1) UPB > \$20MM / Multifamily / 30yr AM / A360 / close within 5 days of rate lock / Strong property, sponsor, and market / YM+5bps/Call for other loan terms.							
ARM ⁽¹⁾							
10yr (SOFR)	1yr LO, 1%	1.85% - 2.05%	6.19% - 6.39%	1.80% - 2.00%	6.14% - 6.34%	1.75% - 1.95%	6.09% - 6.29%
(1) UPB > \$20MM / Multifamily / 30yr AM / A360 / close within 5 days of rate lock / Strong property, sponsor, and market / call for other loan terms.							

* Fixed Rate & ARM pricing is based on loans having at least 50% Mission.

* Freddie Mac Green loans may be eligible for a 5-10bps lower rate.

* Freddie Mac Affordable loans are approximately 10-20bps lower.

FHA/GINNIE MAE⁽¹⁾

FHA - Fixed Rate:	Purchase/Refinance (35yr Term/Amortization)	Construction (40yr Term/Amortization)
	All-In Rate Call for Pricing	All-In Rate Call for Pricing

(1)Multifamilv/30 dav close/Pricing does not include MIP/20 month construction period & first draw at least 15% of loan amount.

