



## Multifamily Debt Solutions

08.05.2025

### INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.336%	3.76%	3.97%	4.22%	4.81%

### 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
2.05% - 2.40%	5.81% - 6.16%
1.87% - 2.22%	5.84% - 6.19%
1.74% - 2.09%	5.96% - 6.31%
1.85% - 2.20%	6.07% - 6.42%
2.03% - 2.38%	6.25% - 6.60%
2.27% - 2.62%	6.49% - 6.84%
2.64% - 2.99%	6.86% - 7.21%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.70% - 2.05%	5.46% - 5.81%
1.62% - 1.97%	5.59% - 5.94%
1.54% - 1.89%	5.76% - 6.11%
1.65% - 2.00%	5.87% - 6.22%
1.83% - 2.18%	6.05% - 6.40%
2.07% - 2.42%	6.29% - 6.64%
2.44% - 2.79%	6.66% - 7.01%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.50% - 1.85%	5.26% - 5.61%
1.42% - 1.77%	5.39% - 5.74%
1.34% - 1.69%	5.56% - 5.91%
1.45% - 1.80%	5.67% - 6.02%
1.63% - 1.98%	5.85% - 6.20%
1.87% - 2.22%	6.09% - 6.44%
2.24% - 2.59%	6.46% - 6.81%

(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.

