



## Multifamily Debt Solutions

09.23.2025

### INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.356%	3.68%	3.88%	4.13%	4.76%

### 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
2.03% - 2.38%	5.71% - 6.06%
1.85% - 2.20%	5.73% - 6.08%
1.71% - 2.06%	5.84% - 6.19%
1.85% - 2.20%	5.98% - 6.33%
2.01% - 2.36%	6.14% - 6.49%
2.20% - 2.55%	6.33% - 6.68%
2.57% - 2.92%	6.70% - 7.05%

Tier 3 (65% / 1.35x)	
Spread	All-In Rate
1.68% - 2.03%	5.36% - 5.71%
1.60% - 1.95%	5.48% - 5.83%
1.51% - 1.86%	5.64% - 5.99%
1.65% - 2.00%	5.78% - 6.13%
1.81% - 2.16%	5.94% - 6.29%
2.00% - 2.35%	6.13% - 6.48%
2.37% - 2.72%	6.50% - 6.85%

Tier 4 (55% / 1.55x)	
Spread	All-In Rate
1.48% - 1.83%	5.16% - 5.51%
1.40% - 1.75%	5.28% - 5.63%
1.31% - 1.66%	5.44% - 5.79%
1.45% - 1.80%	5.58% - 5.93%
1.61% - 1.96%	5.74% - 6.09%
1.80% - 2.15%	5.93% - 6.28%
2.17% - 2.52%	6.30% - 6.65%

(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%	8.09%
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3.49%	7.85%
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3.19%	7.55%
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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.

