

INDEXES

Index:	30 day Avg SOFR	1M Libor	5T	7T	10T	30T
Current:	2.562%	3.143%	3.830%	3.72%	3.61%	3.67%
Last Week:	2.400%	3.113%	4.060%	3.98%	3.81%	3.70%
Change:	0.162%	0.030%	-0.230%	-0.26%	-0.20%	-0.03%

FANNIE MAE - DUS PROGRAM
DUS - Fixed Rate ⁽¹⁾

Term:	Prepay:	Tier 2 (80% / 1.25x)		Tier 3 (65% / 1.35x)		Tier 4 (55% / 1.55x)	
		Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	4.5yr YM	1.97% - 2.07%	5.80% - 5.90%	1.77% - 1.87%	5.60% - 5.70%	1.57% - 1.67%	5.40% - 5.50%
7 year	6.5yr YM	1.81% - 1.91%	5.53% - 5.63%	1.61% - 1.71%	5.33% - 5.43%	1.41% - 1.51%	5.13% - 5.23%
10 year	9.5yr YM	1.86% - 1.96%	5.47% - 5.57%	1.66% - 1.76%	5.27% - 5.37%	1.46% - 1.56%	5.07% - 5.17%
12 year	11.5yr YM	1.95% - 2.05%	5.56% - 5.66%	1.75% - 1.85%	5.36% - 5.46%	1.55% - 1.65%	5.16% - 5.26%
15 year	14.5yr YM	2.09% - 2.19%	5.70% - 5.80%	1.89% - 1.99%	5.50% - 5.60%	1.69% - 1.79%	5.30% - 5.40%
18 year	15yr YM	2.29% - 2.39%	5.90% - 6.00%	2.09% - 2.19%	5.70% - 5.80%	1.89% - 1.99%	5.50% - 5.60%
30 year	15yr YM	2.34% - 2.44%	5.95% - 6.05%	2.14% - 2.24%	5.75% - 5.85%	1.94% - 2.04%	5.55% - 5.65%

(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⁾

10yr (SOFR)	1yr LO, 1%	2.55% - 2.75%	5.11% - 5.31%	2.36% - 2.56%	4.92% - 5.12%	2.06% - 2.26%	4.62% - 4.82%
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(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.

FREDDIE MAC
Fixed Rate ⁽¹⁾

Term:	Prepay:	(80% / 1.25x)		(70% / 1.35x)		(60% / 1.55x)	
		Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	N/A - N/A	N/A - N/A	1.50% - 1.75%	5.33% - 5.58%	1.35% - 1.60%	5.18% - 5.43%
7 year	Defeasance	1.75% - 2.00%	5.47% - 5.72%	1.55% - 1.80%	5.27% - 5.52%	1.40% - 1.65%	5.12% - 5.37%
10 year	Defeasance	1.65% - 1.90%	5.26% - 5.51%	1.50% - 1.75%	5.11% - 5.36%	1.35% - 1.60%	4.96% - 5.21%
12 year	Defeasance	1.75% - 2.00%	5.36% - 5.61%	1.60% - 1.85%	5.21% - 5.46%	1.45% - 1.70%	5.06% - 5.31%

(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%	2.05% - 2.30%	4.61% - 4.86%	1.85% - 2.10%	4.41% - 4.66%	1.75% - 2.00%	4.31% - 4.56%
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(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 10-25bps lower.

FHA/GINNIE MAE ⁽¹⁾
FHA - Fixed Rate:

Prepay:
10,9,8,7,6,5,4,3,2,1

Purchase/Refinance (35yr Term/Amortization)	Construction (40yr Term/Amortization)
All-In Rate 5.15%	All-In Rate 5.81%

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

