

Current Rates

AS OF 1/8/2025 (12:00 PM CT)

Northmarq.com



Capital Markets Leader

Northmarq leverages strong, long-term relationships with all sources of capital – including the GSEs, FHA/HUD, life companies, bridge lenders, banks, and CMBS lenders – to create innovative financing solutions. The rates provided here are for informational use only. For specific quotes, contact your local office today.

Current Index Rates	Previous Week	
5 year Treasury	4.46%	4.38%
7 year Treasury	4.58%	4.48%
10 year Treasury	4.69%	4.57%
30-day Avg SOFR	4.46%	4.68%
1Mo Term SOFR	4.30%	4.55%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	6.05%-6.65%
10-Year	25-30	50%-65%	150-190	6.20%-6.60%
10-Year	25-30	60%-75%	160-220	6.30%-6.90%
15-Year	25-30	60%-75%	160-220	6.30%-6.90%
15-20 Year Fully Amortizing		60%-75%	160-220	6.30%-6.90%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.90%-7.40%
10-Year	30	65%-75%	225-275	6.80%-7.30%

* Rate buy downs available on deal by deal basis.

Multifamily

Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	155-180	6.25%-6.50%
10-Year	55%	1.55x	115-120	5.85%-5.90%
10-Year	65%	1.35x	120-140	5.90%-6.10%
10-Year	80%	1.25x	135-160	6.05%-6.30%
7-Year	55%	1.55x	120-135	5.80%-5.95%
7-Year	65%	1.35x	140-160	6.00%-6.20%
7-Year	80%	1.25x	155-180	6.00%-6.25%
5-Year	75%	1.25x	150-175	5.95%-6.20%
10-Year ARM	80%	1.25x	215-240	6.60%-6.85%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	110-150	5.80%-6.20%
10-Year	55%	1.55x	90-130	5.60%-6.00%
10-Year	65%	1.35x	110-150	5.80%-6.20%
10-Year	80%	1.25x	130-170	6.00%-6.40%
7-Year*	55%	1.55x	95-135	5.55%-5.95%
7-Year*	65%	1.35x	115-155	5.75%-6.15%
7-Year	80%	1.25x	145-185	6.05%-6.45%
5-Year	65%	1.25x	170-210	6.15%-6.55%
10-Year SARM	75%	1.00x	260-275	7.05%-7.20%

* For loans less than \$6MM, please reach out to your Fannie representative.

FHA—223(F) Refinancing

Term	Amortization	LTV	DSCR	Rate
35	35	85%	1.176x	5.75-6.25%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.20-6.65%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	6.00%-6.60%
10-Year	25-30	50%-65%	130-175	6.00%-6.45%
10-Year	25-30	60%-75%	155-215	6.25%-6.85%
15-Year	25-30	60%-75%	155-215	6.25%-6.85%
15-20 Year Fully Amortizing		60%-75%	155-215	6.25%-6.85%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.90%-7.40%
10-Year	30	65%-75%	225-275	6.80%-7.30%

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