

Current Rates

AS OF 2/5/2025 (4:00 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	4.25%	4.35%
7 year Treasury	4.34%	4.44%
10 year Treasury	4.42%	4.55%
30-day Avg SOFR	4.32%	4.35%
1Mo Term SOFR	4.33%	4.30%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	5.85%-6.45%
10-Year	25-30	50%-65%	150-190	5.90%-6.30%
10-Year	25-30	60%-75%	160-220	6.00%-6.60%
15-20 Year Fully Amortizing		60%-75%	160-220	6.00%-6.60%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.82%-7.32%
10-Year	30	65%-75%	225-275	6.77%-7.27%

* Rate buy downs available on deal by deal basis.

Multifamily

Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	140-165	5.80%-6.05%
10-Year	55%	1.55x	105-110	5.45%-5.50%
10-Year	65%	1.35x	110-130	5.50%-5.70%
10-Year	80%	1.25x	125-150	5.65%-5.90%
7-Year	55%	1.55x	110-125	5.45%-5.60%
7-Year	65%	1.35x	130-150	5.65%-5.85%
7-Year	80%	1.25x	145-170	5.70%-5.95%
5-Year	75%	1.25x	145-170	5.70%-5.95%
10-Year ARM	80%	1.25x	210-235	6.40%-6.65%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	105-145	5.50%-5.90%
10-Year	55%	1.55x	85-125	5.30%-5.70%
10-Year	65%	1.35x	105-145	5.50%-5.90%
10-Year	80%	1.25x	125-165	5.70%-6.10%
7-Year*	55%	1.55x	95-135	5.30%-5.70%
7-Year*	65%	1.35x	115-155	5.50%-5.90%
7-Year	80%	1.25x	145-185	5.80%-6.20%
5-Year	65%	1.25x	175-215	6.00%-6.40%
10-Year SARM	75%	1.00x	260-275	6.90%-7.05%

* 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	5.55-6.05%

* Before MIP.

FHA—221 (D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.00-6.50%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	5.80%-6.40%
10-Year	25-30	50%-65%	130-175	5.70%-6.15%
10-Year	25-30	60%-75%	155-215	5.95%-6.55%
15-20 Year Fully Amortizing		60%-75%	155-215	5.95%-6.55%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.82%-7.32%
10-Year	30	65%-75%	225-275	6.77%-7.27%

* Rate buy downs available on deal by deal basis.

Rates are general in nature and are for informational use only. Rates are subject to change at any time and the information provided is not a commitment to lend. For specific quotes based on your property, contact a local Northmarq office.

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