

Current Rates

AS OF 2/7/2024 (9:00 AM 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 | 4.03% | 3.84% |
| 7 year Treasury | 4.07% | 3.88% |
| 10 year Treasury | 4.10% | 3.91% |
| 30-day Avg SOFR | 5.32% | 5.35% |
| 1Mo Term SOFR | 5.32% | 5.34% |

Commercial

Life Companies

| Term | Amortization | LTV | Spread | Rate |
|-----------------------------|--------------|---------|---------|-------------|
| 5-Year | 25-30 | 65%-75% | 185-220 | 5.90%-6.25% |
| 10-Year | 25-30 | 50%-65% | 155-190 | 5.65%-6.00% |
| 10-Year | 25-30 | 65%-75% | 185-220 | 5.95%-6.30% |
| 15-Year | 25-30 | 65%-75% | 185-220 | 5.95%-6.30% |
| 15-20 Year Fully Amortizing | | 65%-75% | 185-220 | 5.95%-6.30% |

CMBS

| Term | Amortization | LTV | Spread | Rate* |
|---------|--------------|---------|---------|-------------|
| 5-Year | 30 | 65%-75% | 275-325 | 6.60%-7.10% |
| 10-Year | 30 | 65%-75% | 235-285 | 6.25%-6.75% |

* Rate buy downs available on deal by deal basis.

^ All-in-rate is quoted over SOFR swap.

Multifamily

Freddie Mac—Conventional

| Term | LTV | DSCR | Spread | Rate |
|-------------|-----|-------|---------|-------------|
| 15-Year | 80% | 1.25x | 175-200 | 5.85%-6.10% |
| 10-Year | 55% | 1.55x | 145-155 | 5.55%-5.65% |
| 10-Year | 65% | 1.35x | 150-165 | 5.60%-5.75% |
| 10-Year | 80% | 1.25x | 160-185 | 5.70%-5.95% |
| 7-Year | 55% | 1.55x | 145-160 | 5.50%-5.65% |
| 7-Year | 65% | 1.35x | 150-170 | 5.55%-5.75% |
| 7-Year | 80% | 1.25x | 165-190 | 5.70%-5.95% |
| 5-Year | 75% | 1.25x | 160-185 | 5.65%-5.90% |
| 10-Year ARM | 80% | 1.25x | 220-245 | 7.50%-7.75% |

Fannie Mae—Conventional

| Term | LTV | DSCR | Spread | Rate* |
|--------------|-----|-------|---------|-------------|
| 15-Year | 65% | 1.35x | 155-220 | 5.65%-6.30% |
| 10-Year | 55% | 1.55x | 120-170 | 5.30%-5.80% |
| 10-Year | 65% | 1.35x | 115-190 | 5.25%-6.00% |
| 10-Year | 80% | 1.25x | 140-210 | 5.50%-6.20% |
| 7-Year* | 55% | 1.55x | 120-175 | 5.25%-5.80% |
| 7-Year* | 65% | 1.35x | 130-195 | 5.35%-6.00% |
| 7-Year | 80% | 1.25x | 150-225 | 5.55%-6.30% |
| 5-Year | 65% | 1.25x | 150-225 | 5.55%-6.60% |
| 10-Year SARM | 75% | 1.00x | 270-285 | 8.00%-8.15% |

* 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%-5.85% |

* Before MIP.

FHA—221(D)4 Construction/Permanent

| Term | Amortization | LTC | DSCR | Rate* |
|------|--------------|-----|--------|-------------|
| 40 | 40 | 85% | 1.176x | 6.05%-6.35% |

* Before MIP.

Life Companies

| Term | Amortization | LTV | Spread | Rate |
|-----------------------------|--------------|---------|---------|-------------|
| 5-Year | 25-30 | 65%-75% | 180-215 | 5.85%-6.20% |
| 10-Year | 25-30 | 50%-65% | 150-185 | 5.60%-5.95% |
| 10-Year | 25-30 | 65%-75% | 180-215 | 5.90%-6.25% |
| 15-Year | 25-30 | 65%-75% | 180-215 | 5.90%-6.25% |
| 15-20 Year Fully Amortizing | | 65%-75% | 180-215 | 5.90%-6.25% |

CMBS

| Term | Amortization | LTV | Spread | Rate* |
|---------|--------------|---------|---------|-------------|
| 5-Year | 30 | 65%-75% | 275-325 | 6.60%-7.10% |
| 10-Year | 30 | 65%-75% | 235-285 | 6.25%-6.75% |

* Rate buy downs available on deal by deal basis.

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