

# Current Rates

AS OF 3/13/2024 (9:30 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	4.17%	4.12%
7 year Treasury	4.18%	4.13%
10 year Treasury	4.17%	4.12%
30-day Avg SOFR	5.32%	5.32%
1 Mo Term SOFR	5.33%	5.32%

## Commercial

### Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	175-220	5.90%-6.35%
10-Year	25-30	50%-65%	150-190	5.65%-6.05%
10-Year	25-30	60%-75%	175-220	5.90%-6.35%
15-Year	25-30	60%-75%	175-220	5.95%-6.40%
15-20 Year Fully Amortizing		60%-75%	175-220	5.90%-6.35%

### CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	6.85%-7.35%
10-Year	30	65%-75%	235-285	6.45%-6.95%

\* Rate buy downs available on deal by deal basis.

## Multifamily

### Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	165-190	5.80%-6.05%
10-Year	55%	1.55x	135-145	5.50%-5.60%
10-Year	65%	1.35x	140-155	5.55%-5.70%
10-Year	80%	1.25x	150-175	5.65%-5.90%
7-Year	55%	1.55x	135-150	5.55%-5.70%
7-Year	65%	1.35x	140-160	5.60%-5.80%
7-Year	80%	1.25x	155-180	5.70%-5.95%
5-Year	75%	1.25x	150-175	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	155-215	5.70%-6.30%
10-Year	55%	1.55x	105-165	5.20%-5.80%
10-Year	65%	1.35x	115-185	5.30%-6.00%
10-Year	80%	1.25x	135-205	5.50%-6.20%
7-Year*	55%	1.55x	110-165	5.30%-5.85%
7-Year*	65%	1.35x	125-185	5.45%-6.05%
7-Year	80%	1.25x	145-220	5.65%-6.40%
5-Year	65%	1.25x	150-250	5.60%-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	5.40-5.80%

\* Before MIP.

### FHA—221 (D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	5.90-6.30%

\* Before MIP.

### Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	170-215	5.85%-6.30%
10-Year	25-30	50%-65%	130-175	5.45%-5.90%
10-Year	25-30	60%-75%	170-215	5.85%-6.30%
15-Year	25-30	60%-75%	170-215	5.90%-6.35%
15-20 Year Fully Amortizing		60%-75%	170-215	5.85%-6.30%

### CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	6.85%-7.35%
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