

Current Rates

AS OF 4/3/2024 (10:00 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	4.37%	4.19%
7 year Treasury	4.38%	4.19%
10 year Treasury	4.38%	4.19%
30-day Avg SOFR	5.33%	5.32%
1Mo Term SOFR	5.32%	5.32%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	5.95%-6.55%
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-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%	275-325	6.95%-7.45%
10-Year	30	65%-75%	235-285	6.55%-7.05%

* Rate buy downs available on deal by deal basis.

Multifamily

Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	170-195	6.10%-6.35%
10-Year	55%	1.55x	145-150	5.85%-5.90%
10-Year	65%	1.35x	150-160	5.90%-6.00%
10-Year	80%	1.25x	155-180	5.95%-6.20%
7-Year	55%	1.55x	145-155	5.85%-5.95%
7-Year	65%	1.35x	150-165	5.90%-6.05%
7-Year	80%	1.25x	160-185	5.95%-6.20%
5-Year	75%	1.25x	155-180	5.90%-6.15%
10-Year ARM	80%	1.25x	220-245	7.55%-7.80%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	150-210	5.90%-6.50%
10-Year	55%	1.55x	105-165	5.45%-6.05%
10-Year	65%	1.35x	115-185	5.55%-6.25%
10-Year	80%	1.25x	135-205	5.75%-6.45%
7-Year*	55%	1.55x	105-160	5.45%-6.00%
7-Year*	65%	1.35x	120-180	5.60%-6.20%
7-Year	80%	1.25x	135-210	5.75%-6.50%
5-Year	65%	1.25x	140-240	5.75%-6.75%
10-Year SARM	75%	1.00x	265-280	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	5.60-6.00%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.15-6.45%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	5.90%-6.50%
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-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%	275-325	6.95%-7.45%
10-Year	30	65%-75%	235-285	6.55%-7.05%

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