

Current Rates

AS OF 5/8/2024 (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	4.49%	4.65%
7 year Treasury	4.48%	4.64%
10 year Treasury	4.49%	4.63%
30-day Avg SOFR	5.32%	5.32%
1 Mo Term SOFR	5.32%	5.32%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	6.10%-6.70%
10-Year	25-30	50%-65%	150-190	6.00%-6.40%
10-Year	25-30	60%-75%	160-220	6.10%-6.70%
15-Year	25-30	60%-75%	160-220	6.10%-6.70%
15-20 Year Fully Amortizing		60%-75%	160-220	6.10%-6.70%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	7.40%-7.90%
10-Year	30	65%-75%	250-300	7.15%-7.65%

* 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	6.20%-6.45%
10-Year	55%	1.55x	135-140	5.85%-5.90%
10-Year	65%	1.35x	150-160	6.00%-6.10%
10-Year	80%	1.25x	155-180	6.05%-6.30%
7-Year	55%	1.55x	135-145	5.85%-5.95%
7-Year	65%	1.35x	150-165	6.00%-6.15%
7-Year	80%	1.25x	160-185	6.10%-6.35%
5-Year	75%	1.25x	155-180	6.05%-6.30%
10-Year ARM	80%	1.25x	205-230	7.35%-7.60%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	145-205	5.95%-6.55%
10-Year	55%	1.55x	100-160	5.50%-6.10%
10-Year	65%	1.35x	110-180	5.60%-6.30%
10-Year	80%	1.25x	130-200	5.80%-6.50%
7-Year*	55%	1.55x	110-165	5.60%-6.15%
7-Year*	65%	1.35x	125-185	5.75%-6.35%
7-Year	80%	1.25x	140-215	5.90%-6.65%
5-Year	65%	1.25x	140-240	5.90%-6.90%
10-Year SARM	75%	1.00x	265-280	7.95%-8.10%

* 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	5.70-6.15%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.35-6.65%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	6.05%-6.65%
10-Year	25-30	50%-65%	130-175	5.80%-6.25%
10-Year	25-30	60%-75%	155-215	6.05%-6.65%
15-Year	25-30	60%-75%	155-215	6.05%-6.65%
15-20 Year Fully Amortizing		60%-75%	155-215	6.05%-6.65%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	7.40%-7.90%
10-Year	30	65%-75%	250-300	7.15%-7.65%

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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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