

Current Rates

AS OF 5/15/2024 (11:00 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	4.35%	4.50%
7 year Treasury	4.34%	4.49%
10 year Treasury	4.34%	4.50%
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	5.95%-6.55%
10-Year	25-30	50%-65%	150-190	5.85%-6.25%
10-Year	25-30	60%-75%	160-220	5.95%-6.55%
15-Year	25-30	60%-75%	160-220	5.95%-6.55%
15-20 Year Fully Amortizing		60%-75%	160-220	5.95%-6.55%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	7.25%-7.75%
10-Year	30	65%-75%	250-300	7.00%-7.50%

* 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	6.05%-6.30%
10-Year	55%	1.55x	135-140	5.70%-5.75%
10-Year	65%	1.35x	150-160	5.85%-5.95%
10-Year	80%	1.25x	155-180	5.90%-6.15%
7-Year	55%	1.55x	135-145	5.70%-5.80%
7-Year	65%	1.35x	150-165	5.85%-6.00%
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	205-230	7.35%-7.60%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	150-210	5.85%-6.45%
10-Year	55%	1.55x	105-165	5.40%-6.00%
10-Year	65%	1.35x	115-185	5.50%-6.20%
10-Year	80%	1.25x	135-205	5.70%-6.40%
7-Year*	55%	1.55x	110-165	5.45%-6.00%
7-Year*	65%	1.35x	125-185	5.60%-6.20%
7-Year	80%	1.25x	140-215	5.75%-6.50%
5-Year	65%	1.25x	140-240	5.75%-6.75%
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	5.55-6.00%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.20-6.50%

* 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	5.65%-6.10%
10-Year	25-30	60%-75%	155-215	5.90%-6.50%
15-Year	25-30	60%-75%	155-215	5.90%-6.50%
15-20 Year Fully Amortizing		60%-75%	155-215	5.90%-6.50%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	275-325	7.25%-7.75%
10-Year	30	65%-75%	250-300	7.00%-7.50%

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