

Current Rates

AS OF 11/26/2025 (5:01 AM CST)

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

Term	Rate
5-Year Treasury	3.57%
7-Year Treasury	3.76%
10-Year Treasury	4.01%
30-Day Avg. SOFR	4.04%

* Rates are subject to change. Please contact your Northmarq representative for the most current rates.

LIFE CO - COMMERCIAL

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	150 - 210	5.07% - 5.67%
5-Year	25-30	60%-75%	160 - 220	5.17% - 5.77%
10-Year	25-30	50%-65%	150 - 190	5.51% - 5.91%
10-Year	25-30	60%-75%	160 - 220	5.61% - 6.21%
15-Year	Fully Amortizing	60%-75%	160 - 220	5.91% - 6.51%

* Rate buy downs available on deal by deal basis.

CMBS SPREADS/RATES - COMMERCIAL

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	30	65-75%	250 - 300	6.07% - 6.57%
10-Year	30	65-75%	225 - 275	6.26% - 6.76%
5-Year	30	65-75%	250 - 300	6.07% - 6.57%
10-Year	30	65-75%	225 - 275	6.26% - 6.76%

* Rate buy downs available on deal by deal basis.

FANNIE MAE - CONVENTIONAL

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	65%	1.35x	115 - 145	5.16% - 5.46%
10-Year	55%	1.55x	105 - 125	5.06% - 5.26%
10-Year	65%	1.35x	115 - 145	5.16% - 5.46%
10-Year	80%	1.25x	135 - 165	5.36% - 5.66%
7-Year	55%	1.55x	115 - 135	4.91% - 5.11%
7-Year	65%	1.35x	125 - 155	5.01% - 5.31%
7-Year	80%	1.25x	150 - 180	5.26% - 5.56%
5-Year	55%	1.55x	125 - 145	4.82% - 5.02%
5-Year	65%	1.35x	135 - 165	5.11% - 5.41%
5-Year	75%	1.25x	170 - 200	5.46% - 5.76%
10 SARM	75%	1.00x	210 - 220	6.14% - 6.24%

* For loans less than \$6MM, please reach out to your Fannie representative.

FREDDIE MAC CME - FIXED RATE

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	80%	1.25x	135 - 155	5.36% - 5.56%
10-Year	55%	1.55x	95 - 100	4.96% - 5.01%
10-Year	65%	1.35x	105 - 120	5.06% - 5.21%
10-Year	80%	1.25x	115 - 135	5.16% - 5.36%
7-Year	55%	1.55x	100 - 110	4.76% - 4.86%
7-Year	65%	1.35x	115 - 135	4.91% - 5.11%
7-Year	80%	1.25x	135 - 155	5.11% - 5.31%
5-Year	75%	1.25x	140 - 160	4.97% - 5.17%
10 ARM	80%	1.25x	205 - 230	6.09% - 6.34%

223(F) REFINANCING (FHA)

Term	LTV	DSCR	Amortization	Rates *
35-Year	87%	1.15x	35	5.25 - 5.70%

* Before MIP.

221(D)4 CONSTRUCTION / PERMANENT (FHA)

Term	LTV	DSCR	Amortization	Rates *
40-Year	87%	1.15x	40	5.70 - 6.20%

* Before MIP.

LIFE CO - MULTIFAMILY

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	145 - 205	5.02% - 5.62%
5-Year	25-30	60%-75%	155 - 215	5.12% - 5.72%
10-Year	25-30	50%-65%	130 - 175	5.31% - 5.76%
10-Year	25-30	60%-75%	155 - 215	5.56% - 6.16%
15-Year	Fully Amortizing	60%-75%	155 - 215	5.86% - 6.46%

* Rate buy downs available on deal by deal basis.

CMBS SPREADS/RATES

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	30	65-75%	250 - 300	6.07% - 6.57%
10-Year	30	65-75%	225 - 275	6.26% - 6.76%
5-Year	30	65-75%	250 - 300	6.07% - 6.57%
10-Year	30	65-75%	225 - 275	6.26% - 6.76%

* Rate buy downs available on deal by deal basis.

* 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.

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

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