

Current Rates

AS OF 1/28/2026 (5:01 AM CST)

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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	3.83%
7-Year Treasury	4.03%
10-Year Treasury	4.25%
30-Day Avg. SOFR	3.69%

*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	5.33% - 5.93%
5-Year	25-30	60%-75%	160 - 220	5.43% - 6.03%
10-Year	25-30	50%-65%	150 - 190	5.75% - 6.15%
10-Year	25-30	60%-75%	160 - 220	5.85% - 6.45%
15-Year	Fully Amortizing	60%-75%	160 - 220	6.14% - 6.74%

* 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	6.33% - 6.83%
10-Year	30	65-75%	225 - 275	6.50% - 7.00%
5-Year	30	65-75%	250 - 300	6.33% - 6.83%
10-Year	30	65-75%	225 - 275	6.50% - 7.00%

* Rate buy downs available on deal by deal basis.

FANNIE MAE - CONVENTIONAL

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	65%	1.35x	105 - 135	5.30% - 5.60%
10-Year	55%	1.55x	95 - 115	5.20% - 5.40%
10-Year	65%	1.35x	105 - 135	5.30% - 5.60%
10-Year	80%	1.25x	125 - 155	5.50% - 5.80%
7-Year	55%	1.55x	100 - 120	5.03% - 5.23%
7-Year	65%	1.35x	110 - 140	5.13% - 5.43%
7-Year	80%	1.25x	135 - 165	5.38% - 5.68%
5-Year	55%	1.55x	110 - 130	4.93% - 5.13%
5-Year	65%	1.35x	120 - 150	5.23% - 5.53%
5-Year	75%	1.25x	155 - 185	5.58% - 5.88%
10 SARM	75%	1.00x	215 - 225	5.84% - 5.94%

* 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	5.60% - 5.80%
10-Year	55%	1.55x	95 - 100	5.20% - 5.25%
10-Year	65%	1.35x	105 - 120	5.30% - 5.45%
10-Year	80%	1.25x	115 - 135	5.40% - 5.60%
7-Year	55%	1.55x	100 - 110	5.03% - 5.13%
7-Year	65%	1.35x	115 - 135	5.18% - 5.38%
7-Year	80%	1.25x	135 - 155	5.38% - 5.58%
5-Year	75%	1.25x	140 - 160	5.23% - 5.43%
10 ARM	80%	1.25x	205 - 230	5.74% - 5.99%

223(F) REFINANCING (FHA)

Term	LTV	DSCR	Amortization	Rates*
35-Year	87%	1.15x	35	5.15 - 5.75%

* Before MIP.

221(D)4 CONSTRUCTION / PERMANENT (FHA)

Term	LTV	DSCR	Amortization	Rates*
40-Year	87%	1.15x	40	5.60 - 6.20%

* Before MIP.

LIFE CO - MULTIFAMILY

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	145 - 205	5.28% - 5.88%
5-Year	25-30	60%-75%	155 - 215	5.38% - 5.98%
10-Year	25-30	50%-65%	130 - 175	5.55% - 6.00%
10-Year	25-30	60%-75%	155 - 215	5.80% - 6.40%
15-Year	Fully Amortizing	60%-75%	155 - 215	6.09% - 6.69%

* 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	6.33% - 6.83%
10-Year	30	65-75%	225 - 275	6.50% - 7.00%
5-Year	30	65-75%	250 - 300	6.33% - 6.83%
10-Year	30	65-75%	225 - 275	6.50% - 7.00%

* 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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