

# Current Rates

AS OF 1/22/2025 (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	4.41%	4.45%
7 year Treasury	4.50%	4.55%
10 year Treasury	4.59%	4.65%
30-day Avg SOFR	4.35%	4.39%
1Mo Term SOFR	4.30%	4.30%

## Commercial

### Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	6.00%-6.60%
10-Year	25-30	50%-65%	150-190	6.10%-6.50%
10-Year	25-30	60%-75%	160-220	6.20%-6.80%
15-Year	25-30	60%-75%	160-220	6.20%-6.80%
15-20 Year Fully Amortizing		60%-75%	160-220	6.20%-6.80%

### CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.95%-7.45%
10-Year	30	65%-75%	225-275	6.90%-7.40%

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

## Multifamily

### Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	155-180	6.15%-6.40%
10-Year	55%	1.55x	115-120	5.75%-5.80%
10-Year	65%	1.35x	120-140	5.80%-6.00%
10-Year	80%	1.25x	135-160	5.95%-6.20%
7-Year	55%	1.55x	120-135	5.70%-5.85%
7-Year	65%	1.35x	140-160	5.90%-6.10%
7-Year	80%	1.25x	155-180	5.95%-6.20%
5-Year	75%	1.25x	150-175	5.90%-6.15%
10-Year ARM	80%	1.25x	215-240	6.50%-6.75%

### Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	105-145	5.65%-6.05%
10-Year	55%	1.55x	85-125	5.45%-5.85%
10-Year	65%	1.35x	105-145	5.65%-6.05%
10-Year	80%	1.25x	125-165	5.85%-6.25%
7-Year*	55%	1.55x	90-130	5.40%-5.80%
7-Year*	65%	1.35x	110-150	5.60%-6.00%
7-Year	80%	1.25x	140-180	5.90%-6.30%
5-Year	65%	1.25x	170-210	6.10%-6.50%
10-Year SARM	75%	1.00x	260-275	6.95%-7.10%

\* 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	5.60-6.05%

\* Before MIP.

### FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.05-6.50%

\* Before MIP.

### Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	5.95%-6.55%
10-Year	25-30	50%-65%	130-175	5.90%-6.35%
10-Year	25-30	60%-75%	155-215	6.15%-6.75%
15-Year	25-30	60%-75%	155-215	6.15%-6.75%
15-20 Year Fully Amortizing		60%-75%	155-215	6.15%-6.75%

### CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.95%-7.45%
10-Year	30	65%-75%	225-275	6.90%-7.40%

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