

Current Rates

AS OF 06/19/2024 (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	4.24%	4.32%
7 year Treasury	4.22%	4.31%
10 year Treasury	4.22%	4.32%
30-day Avg SOFR	5.33%	5.32%
1 Mo Term SOFR	5.34%	5.32%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	5.85%-6.45%
10-Year	25-30	50%-65%	150-190	5.70%-6.10%
10-Year	25-30	60%-75%	160-220	5.80%-6.40%
15-Year	25-30	60%-75%	160-220	5.85%-6.45%
15-20 Year Fully Amortizing		60%-75%	160-220	5.80%-6.40%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.80%-7.30%
10-Year	30	65%-75%	225-275	6.55%-7.05%

* Rate buy downs available on deal by deal basis.

Multifamily

Freddie Mac—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	80%	1.25x	160-185	5.80%-6.05%
10-Year	55%	1.55x	125-130	5.45%-5.50%
10-Year	65%	1.35x	130-150	5.50%-5.70%
10-Year	80%	1.25x	145-170	5.65%-5.90%
7-Year	55%	1.55x	130-135	5.50%-5.55%
7-Year	65%	1.35x	140-160	5.60%-5.80%
7-Year	80%	1.25x	155-180	5.80%-6.05%
5-Year	75%	1.25x	150-175	5.75%-6.00%
10-Year ARM	80%	1.25x	205-230	7.40%-7.65%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	145-205	5.65%-6.25%
10-Year	55%	1.55x	100-160	5.20%-5.80%
10-Year	65%	1.35x	110-180	5.30%-6.00%
10-Year	80%	1.25x	130-200	5.50%-6.20%
7-Year*	55%	1.55x	105-160	5.25%-5.80%
7-Year*	65%	1.35x	120-180	5.40%-6.00%
7-Year	80%	1.25x	140-215	5.60%-6.35%
5-Year	65%	1.25x	140-240	5.65%-6.65%
10-Year SARM	75%	1.00x	265-280	8.00%-8.15%

* 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	5.45-5.90%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	6.10-6.40%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	5.80%-6.40%
10-Year	25-30	50%-65%	130-175	5.50%-5.95%
10-Year	25-30	60%-75%	155-215	5.75%-6.35%
15-Year	25-30	60%-75%	155-215	5.80%-6.40%
15-20 Year Fully Amortizing		60%-75%	155-215	5.75%-6.35%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.80%-7.30%
10-Year	30	65%-75%	225-275	6.55%-7.05%

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