

Current Rates

AS OF 8/28/2024 (9:00 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	3.67%	3.66%
7 year Treasury	3.74%	3.70%
10 year Treasury	3.84%	3.80%
30-day Avg SOFR	5.35%	5.34%
1 Mo Term SOFR	5.25%	5.35%

Commercial

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	160-220	5.25%-5.85%
10-Year	25-30	50%-65%	150-190	5.35%-5.75%
10-Year	25-30	60%-75%	160-220	5.45%-6.05%
15-Year	25-30	60%-75%	160-220	5.45%-6.05%
15-20 Year	Fully Amortizing	60%-75%	160-220	5.45%-6.05%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.15%-6.65%
10-Year	30	65%-75%	225-275	6.05%-6.55%

* 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	5.55%-5.80%
10-Year	55%	1.55x	135-140	5.20%-5.25%
10-Year	65%	1.35x	140-160	5.25%-5.45%
10-Year	80%	1.25x	155-180	5.40%-5.65%
7-Year	55%	1.55x	140-145	5.15%-5.20%
7-Year	65%	1.35x	150-170	5.25%-5.45%
7-Year	80%	1.25x	165-190	5.30%-5.55%
5-Year	75%	1.25x	160-185	5.25%-5.50%
10-Year ARM	80%	1.25x	215-240	7.50%-7.75%

Fannie Mae—Conventional

Term	LTV	DSCR	Spread	Rate
15-Year	65%	1.35x	120-160	5.05%-5.45%
10-Year	55%	1.55x	100-140	4.85%-5.25%
10-Year	65%	1.35x	120-160	5.05%-5.45%
10-Year	80%	1.25x	140-180	5.25%-5.65%
7-Year*	55%	1.55x	100-140	4.75%-5.15%
7-Year*	65%	1.35x	120-160	4.95%-5.35%
7-Year	80%	1.25x	155-195	5.30%-5.70%
5-Year	65%	1.25x	180-220	5.45%-5.85%
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	4.95-5.55%

* Before MIP.

FHA—221(D)4 Construction/Permanent

Term	Amortization	LTC	DSCR	Rate
40	40	85%	1.176x	5.45-6.05%

* Before MIP.

Life Companies

Term	Amortization	LTV	Spread	Rate
5-Year	25-30	60%-75%	155-215	5.20%-5.80%
10-Year	25-30	50%-65%	130-175	5.15%-5.60%
10-Year	25-30	60%-75%	155-215	5.40%-6.00%
15-Year	25-30	60%-75%	155-215	5.40%-6.00%
15-20 Year	Fully Amortizing	60%-75%	155-215	5.40%-6.00%

CMBS

Term	Amortization	LTV	Spread	Rate
5-Year	30	65%-75%	250-300	6.15%-6.65%
10-Year	30	65%-75%	225-275	6.05%-6.55%

* Rate buy downs available on deal by deal basis.

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