



March 2, 2026

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
<b>Treasury</b>	3.59%	3.79%	4.02%	<b>SOFR</b> 3.67%	<b>Prime</b> 6.75%	<b>Swaps</b> 3.30%	3.42%	3.59%

**Fannie Mae over \$6MM**

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	88 - 118	4.67% - 4.97%	108 - 125	4.87% - 5.04%	139 - 156	5.18% - 5.35%
10/30	80 - 110	4.82% - 5.12%	100 - 113	5.02% - 5.15%	120 - 133	5.22% - 5.35%
12/30	95 - 125	4.97% - 5.27%	115 - 127	5.17% - 5.29%	135 - 147	5.37% - 5.49%

**Fannie Mae SBL under \$6MM**

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	5.53% - 5.73%	5.73% - 6.74%	5.93% - 6.13%
10/30	5.68% - 5.83%	5.88% - 6.03%	6.08% - 6.23%
12/30	5.83% - 5.98%	6.03% - 6.18%	6.23% - 6.38%

\* Based on YM Prepay, add 47 bps for < \$2 million

**Freddie Mac**

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	95 - 125	4.74% - 5.04%	110 - 140	4.89% - 5.19%	130 - 160	5.09% - 5.39%
10/30	85 - 112	4.87% - 5.14%	100 - 127	5.02% - 5.29%	115 - 142	5.17% - 5.44%
12/30	100 - 127	5.02% - 5.29%	115 - 142	5.17% - 5.44%	130 - 157	5.32% - 5.59%

**Freddie Mac SBL Western Region (Standard/Small market)**

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
5/30	6.29% - 6.54%	6.37% - 6.82%	6.47% - 6.92%
7/30	6.12% - 6.37%	6.20% - 6.45%	6.30% - 6.55%
10/30	6.17% - 6.19%	6.25% - 6.27%	6.35% - 6.37%

**Commercial Mortgage Rates**

	Spread	Loan Type	Index	Rate
*CMBS	180 - 300	10-yr. fixed	UST	5.82% - 7.02%
*Bank	5 Yr. Rate	5-yr. fixed		6.00% - 7.25%
FHA	223(f)	35 Yr.fixed		5.02% - 5.49%
FHA	221(d)(4)	35 Yr.fixed		5.62% - 6.10%
**Floating	350 - 775	Bridge Floater	SOFR	7.17% - 11.42%

\*Rates may vary depending on a banking relationship

\*\* Floors are implemented based on 30-day SOFR for bridge loans.

\*\*Larger deals may have the tighter spread options

**Commercial - Life Company Rates**

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	130 - 175	5.32% - 5.77%
10/25 or 30	65% - 75%	175 - 255	5.77% - 6.57%

\* LTV based on lender underwritten value

\*Lower spread range is typically for larger deal size

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