



November 1, 2023

	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr			
Treasury	4.68%	4.75%	4.76%		SOFR	5.32%		Prime	8.50%		Swaps	4.44%	4.42%	4.44%

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	156 - 186	6.31% - 6.61%	176 - 193	6.51% - 6.68%	207 - 224	6.82% - 6.99%
10/30	160 - 190	6.36% - 6.66%	180 - 193	6.56% - 6.69%	200 - 213	6.76% - 6.89%
12/30	173 - 203	6.49% - 6.79%	193 - 205	6.69% - 6.81%	213 - 225	6.89% - 7.01%

*We have seen spreads as low as 130, but they require waivers

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	7.02% - 7.22%	7.22% - 7.67%	7.42% - 7.62%
10/30	7.07% - 7.22%	7.27% - 7.42%	7.47% - 7.62%
12/30	7.20% - 7.35%	7.40% - 7.55%	7.60% - 7.75%

* 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	160 - 190	6.35% - 6.65%	175 - 205	6.50% - 6.80%	195 - 225	6.70% - 7.00%
10/30	165 - 192	6.41% - 6.68%	180 - 207	6.56% - 6.83%	195 - 222	6.71% - 6.98%
12/30	180 - 207	6.56% - 6.83%	195 - 222	6.71% - 6.98%	210 - 237	6.86% - 7.13%

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	7.35% - 7.60%	7.43% - 7.75%	7.53% - 7.85%
7/30	7.27% - 7.52%	7.35% - 7.60%	7.45% - 7.70%
10/30	7.43% - 7.67%	7.51% - 7.75%	7.61% - 7.85%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	7.44% - 8.44%
*Bank	5 Yr. Rate	5-yr. fixed		6.65% - 8.00%
FHA	223(f)	35 Yr.fixed		6.76% - 7.21%
FHA	221(d)(4)	35 Yr.fixed		6.96% - 7.38%
**Floating	400 - 775	Bridge Floater	LIBOR	9.32% - 13.07%

*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%	160 - 180	6.36% - 6.56%
10/25 or 30	65% - 75%	175 - 255	6.51% - 7.31%

* LTV based on lender underwritten value

FOR MORE INFORMATION CONTACT:
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