

# Current Rates

AS OF 4/22/2025 (11:01 PM CDT)

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

Term	Rate
5-Year Treasury	3.98%
7-Year Treasury	4.16%
10-Year Treasury	4.35%
30-Day Avg. SOFR	4.35%

\* Rates are subject to change. Please contact your Northmarq representative for the most current rates.

## LIFE CO - COMMERCIAL

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	150 - 210	5.48% - 6.08%
5-Year	25-30	60%-75%	160 - 220	5.58% - 6.18%
10-Year	25-30	50%-65%	150 - 190	5.85% - 6.25%
10-Year	25-30	60%-75%	160 - 220	5.95% - 6.55%
15-Year	Fully Amortizing	60%-75%	160 - 220	6.19% - 6.79%

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

## CMBS SPREADS/RATES - COMMERCIAL

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	30	65-75%	250 - 300	6.48% - 6.98%
10-Year	30	65-75%	225 - 275	6.60% - 7.10%
5-Year	30	65-75%	250 - 300	6.48% - 6.98%
10-Year	30	65-75%	225 - 275	6.60% - 7.10%

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

## FANNIE MAE - CONVENTIONAL

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	65%	1.35x	110 - 150	5.45% - 5.85%
10-Year	55%	1.55x	100 - 130	5.35% - 5.65%
10-Year	65%	1.35x	110 - 150	5.45% - 5.85%
10-Year	80%	1.25x	130 - 170	5.65% - 6.05%
7-Year	55%	1.55x	110 - 140	5.26% - 5.56%
7-Year	65%	1.35x	120 - 160	5.36% - 5.76%
7-Year	80%	1.25x	145 - 185	5.61% - 6.01%
5-Year	55%	1.55x	120 - 150	5.18% - 5.48%
5-Year	65%	1.35x	130 - 170	5.46% - 5.86%
5-Year	75%	1.25x	165 - 205	5.81% - 6.21%
10 SARM	75%	1.00x	225 - 255	6.60% - 6.90%

\* For loans less than \$6MM, please reach out to your Fannie representative.

## FREDDIE MAC CME - FIXED RATE

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	80%	1.25x	135 - 155	5.70% - 5.90%
10-Year	55%	1.55x	100 - 105	5.35% - 5.40%
10-Year	65%	1.35x	110 - 125	5.45% - 5.60%
10-Year	80%	1.25x	120 - 140	5.55% - 5.75%
7-Year	55%	1.55x	105 - 115	5.21% - 5.31%
7-Year	65%	1.35x	120 - 140	5.36% - 5.56%
7-Year	80%	1.25x	140 - 160	5.56% - 5.76%
5-Year	75%	1.25x	145 - 165	5.43% - 5.63%
10 ARM	80%	1.25x	210 - 235	6.45% - 6.70%

## 223(F) REFINANCING (FHA)

Term	LTV	DSCR	Amortization	Rates *
35-Year	87%	1.15x	35	5.80 - 6.30%

\* Before MIP.

## 221(D)4 CONSTRUCTION / PERMANENT (FHA)

Term	LTV	DSCR	Amortization	Rates *
40-Year	87%	1.15x	40	6.25 - 6.75%

\* Before MIP.

## LIFE CO - MULTIFAMILY

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	145 - 205	5.43% - 6.03%
5-Year	25-30	60%-75%	155 - 215	5.53% - 6.13%
10-Year	25-30	50%-65%	130 - 175	5.65% - 6.10%
10-Year	25-30	60%-75%	155 - 215	5.90% - 6.50%
15-Year	Fully Amortizing	60%-75%	155 - 215	6.14% - 6.74%

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

## CMBS SPREADS/RATES

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	30	65-75%	250 - 300	6.48% - 6.98%
10-Year	30	65-75%	225 - 275	6.60% - 7.10%
5-Year	30	65-75%	250 - 300	6.48% - 6.98%
10-Year	30	65-75%	225 - 275	6.60% - 7.10%

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

\* Rates are general in nature and are for informational use only. Rates are subject to change at any time and the information provided is not a commitment to lend. For specific quotes based on your property, contact a local Northmarq office.

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

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