

Multifamily Rates and Terms

For multifamily, student, and manufactured housing

This week's rates and terms

April 1, 2026

30-Day SOFR	5-Yr. UST	7-Yr. UST	10-Yr. UST	30-Yr. UST
3.65%	3.94%	4.12%	4.31%	4.89%

GSE Fixed Rate (actual/360) — For loans \$6 million+

Term	Amort.	Low Leverage	Full Leverage	Low Leverage Max LTV	Low Leverage Min DSC	Full Leverage Max LTV	Full Leverage Min DSC
5	30	4.99% - 5.39%	5.19% - 5.59%	55%	1.55	70/75%	1.25
7	30	5.12% - 5.52%	5.32% - 5.72%	55%	1.55	75/80%	1.25
10	30	5.26% - 5.66%	5.46% - 5.86%	55%	1.55	75/80%	1.25
12	30	5.36% - 5.76%	5.56% - 5.96%	55%	1.55	75/80%	1.25
15	30	5.41% - 5.81%	5.61% - 6.01%	55%	1.55	75/80%	1.25

GSE Variable Rate w/Third-Party Cap (actual/360) — For loans \$6 million+

Term	Amort.	Low Leverage	Full Leverage	Low Leverage Max LTV	Low Leverage Min DSC	Full Leverage Max LTV	Full Leverage Min DSC
7	30	5.35% - 5.55%	5.55% - 5.75%	55%	1.30	75%	1.00
10	30	5.45% - 5.65%	5.65% - 5.85%	55%	1.30	75%	1.00

For more information, contact your Mortgage Banker.

For more insights on the Commercial Real Estate market, [click here](#).

These rates are not firm bids or offers for any of these structures. The information is subject to change without notice.

Banking products and services are offered by KeyBank National Association. All credit products are subject to collateral and/or credit approval, terms, conditions, and availability and subject to change.

©2026 KeyCorp[®]. All rights reserved. Equal Housing Lender. 251112-3750978-1298986042

