

# Multifamily Rates and Terms

For multifamily, student, and manufactured housing

## This week's rates and terms

April 28, 2026

30-Day SOFR	5-Yr. UST	7-Yr. UST	10-Yr. UST	30-Yr. UST
3.65%	3.99%	4.16%	4.36%	4.95%

### 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	5.04% - 5.44%	5.24% - 5.64%	55%	1.55	70/75%	1.25
7	30	5.16% - 5.56%	5.36% - 5.76%	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	5.41% - 5.81%	5.61% - 6.01%	55%	1.55	75/80%	1.25
15	30	5.46% - 5.86%	5.66% - 6.06%	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.

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