

Multifamily Rates and Terms

For multifamily, student, and manufactured housing

This week's rates and terms

May 12, 2026

30-Day SOFR	5-Yr. UST	7-Yr. UST	10-Yr. UST	30-Yr. UST
3.64%	4.09%	4.26%	4.43%	5.00%

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	5.14% - 5.54%	5.34% - 5.74%	55%	1.55	70/75%	1.25
7	30	5.26% - 5.66%	5.46% - 5.86%	55%	1.55	75/80%	1.25
10	30	5.33% - 5.73%	5.53% - 5.93%	55%	1.55	75/80%	1.25
12	30	5.48% - 5.88%	5.68% - 6.08%	55%	1.55	75/80%	1.25
15	30	5.53% - 5.93%	5.73% - 6.13%	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	5.34% - 5.54%	5.54% - 5.74%	55%	1.30	75%	1.00
10	30	5.44% - 5.64%	5.64% - 5.84%	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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