

Current Rates

AS OF 5/27/2025 (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	4.05%
7-Year Treasury	4.25%
10-Year Treasury	4.47%
30-Day Avg. SOFR	4.32%

* 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	5.55% - 6.15%
5-Year	25-30	60%-75%	160 - 220	5.65% - 6.25%
10-Year	25-30	50%-65%	150 - 190	5.97% - 6.37%
10-Year	25-30	60%-75%	160 - 220	6.07% - 6.67%
15-Year	Fully Amortizing	60%-75%	160 - 220	6.33% - 6.93%

* 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	6.55% - 7.05%
10-Year	30	65-75%	225 - 275	6.72% - 7.22%
5-Year	30	65-75%	250 - 300	6.55% - 7.05%
10-Year	30	65-75%	225 - 275	6.72% - 7.22%

* Rate buy downs available on deal by deal basis.

FANNIE MAE - CONVENTIONAL

Term	LTV	DSCR	Spread (bps)	Rate
15-Year	65%	1.35x	100 - 140	5.47% - 5.87%
10-Year	55%	1.55x	90 - 120	5.37% - 5.67%
10-Year	65%	1.35x	100 - 140	5.47% - 5.87%
10-Year	80%	1.25x	120 - 160	5.67% - 6.07%
7-Year	55%	1.55x	100 - 130	5.25% - 5.55%
7-Year	65%	1.35x	110 - 150	5.35% - 5.75%
7-Year	80%	1.25x	135 - 175	5.60% - 6.00%
5-Year	55%	1.55x	105 - 135	5.10% - 5.40%
5-Year	65%	1.35x	115 - 155	5.40% - 5.80%
5-Year	75%	1.25x	150 - 190	5.75% - 6.15%
10 SARM	75%	1.00x	225 - 255	6.57% - 6.87%

* 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	5.82% - 6.02%
10-Year	55%	1.55x	100 - 105	5.47% - 5.52%
10-Year	65%	1.35x	110 - 125	5.57% - 5.72%
10-Year	80%	1.25x	120 - 140	5.67% - 5.87%
7-Year	55%	1.55x	105 - 115	5.30% - 5.40%
7-Year	65%	1.35x	120 - 140	5.45% - 5.65%
7-Year	80%	1.25x	140 - 160	5.65% - 5.85%
5-Year	75%	1.25x	145 - 165	5.50% - 5.70%
10 ARM	80%	1.25x	210 - 235	6.42% - 6.67%

223(F) REFINANCING (FHA)

Term	LTV	DSCR	Amortization	Rates *
35-Year	87%	1.15x	35	5.90 - 6.40%

* Before MIP.

221(D)4 CONSTRUCTION / PERMANENT (FHA)

Term	LTV	DSCR	Amortization	Rates *
40-Year	87%	1.15x	40	6.35 - 6.90%

* Before MIP.

LIFE CO - MULTIFAMILY

Term	Amortization	LTV	Spread (bps)	Rate
5-Year	25-30	50%-65%	145 - 205	5.50% - 6.10%
5-Year	25-30	60%-75%	155 - 215	5.60% - 6.20%
10-Year	25-30	50%-65%	130 - 175	5.77% - 6.22%
10-Year	25-30	60%-75%	155 - 215	6.02% - 6.62%
15-Year	Fully Amortizing	60%-75%	155 - 215	6.28% - 6.88%

* 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	6.55% - 7.05%
10-Year	30	65-75%	225 - 275	6.72% - 7.22%
5-Year	30	65-75%	250 - 300	6.55% - 7.05%
10-Year	30	65-75%	225 - 275	6.72% - 7.22%

* 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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