GREYSTONE CURRENT RATES

Loans. We get it done.

We provide the most reliable multifamily, affordable, seniors, healthcare, and commercial loan processes in the industry with incredibly competitive rates. With +30 years of real estate lending as our core business, Greystone brings expertise, knowledge, and creativity to the loan process. We have continuously expanded our capabilities to become a full service commercial real estate lender. With a problem-solving approach refined over 30 years in the industry, Greystone is built on creative solutions and deep client relationships. Please see below for today's rates.

Ranked Top Freddie Mac and Fannie Mae Lender

#1 **Ranked #1* Overall HUD Multifamly & Healthcare Lender**

Rates last updated 10/27/2025. The below rate ranges are estimates based on a series of assumptions, including market designation, prepayment structure, interest-only period, and affordability metrics.

Current Index Rates	
5-Year Treasury	3.63%
7-Year Treasury	3.81%
10-Year Treasury	4.02%
30-day SOFR Avg	4.20%
10-Year Swap	3.58%

AGENCY

Fannie Mae–Conventional						
Term	80%/1.25x		65%/1.35x		55%/1.55x	
	Spread	Rate	Spread	Rate	Spread	Rate
15-Year	143 - 173	5.45% - 5.75%	123 - 153	5.25% - 5.55%	113 - 133	5.15% - 5.35%
12-Year	127 - 157	5.29% - 5.59%	107 - 137	5.09% - 5.39%	97 - 117	4.99% - 5.19%
10-Year	111 - 141	5.13% - 5.43%	91 - 121	4.93% - 5.23%	81 - 101	4.83% - 5.03%
7-Year	124 - 154	5.05% - 5.35%	99 - 129	4.80% - 5.10%	89 - 109	4.70% - 4.90%
5-Year	142 - 172	5.05% - 5.35%	107 - 137	4.70% - 5.00%	97 - 117	4.60% - 4.80%
5-Year SARM	199 - 199	5.98% - 5.98%	184 - 184	5.83% - 5.83%	169 - 169	5.68% - 5.68%
7-Year SARM	201 - 201	6.00% - 6.00%	186 - 186	5.85% - 5.85%	171 - 171	5.70% - 5.70%
10-Year SARM	203 - 203	6.02% - 6.02%	188 - 188	5.87% - 5.87%	173 - 173	5.72% - 5.72%

* Top end of the grid assumes no units qualify as Mission Driven
** SARMs min loan amount is $25M but Fannie might allow a waiver down to $15M
*** Assumes standard Yield Maintenance prepayment penalty

Freddie Mac–Conventional						
Term	65%/1.25x		60%/1.30x		55%/1.35x	
	Spread	Rate	Spread	Rate	Spread	Rate
15-Year	120 - 140	5.22% - 5.42%	115 - 135	5.17% - 5.37%	105 - 125	5.07% - 5.27%
12-Year	115 - 135	5.17% - 5.37%	110 - 130	5.12% - 5.32%	100 - 120	5.02% - 5.22%
10-Year	105 - 125	5.07% - 5.27%	100 - 120	5.02% - 5.22%	90 - 110	4.92% - 5.12%
7-Year	123 - 143	5.04% - 5.24%	118 - 138	4.99% - 5.19%	108 - 128	4.89% - 5.09%
5-Year	130 - 150	4.93% - 5.13%	125 - 145	4.88% - 5.08%	115 - 135	4.78% - 4.98%
10YR Floater (1yr LO, 1%)	190 - 205	6.10% - 6.25%	185 - 200	6.05% - 6.20%	180 - 195	6.00% - 6.15%
7YR Floater (1yr LO, 1%)	180 - 195	6.00% - 6.15%	175 - 190	5.95% - 6.10%	170 - 185	5.90% - 6.05%

* Rates assume mission rich affordability and are an indicative range and informational. They are subject to change and will be based on the entire credit risk of any individual loan opportunity. Please contact your Greystone Relationship Manager to discuss obtaining actionable quotes.
** Assumes loan amount of $20M and standard Defeasance prepayment penalty

FHA

FHA - Multifamily and Healthcare Refinance and Acquisition		
Term	87%/1.15x (MF)	80%/1.45x (HC)
	Amortization	Rate
35-Year	35-Year	5.34% - 5.84%

** Before MIP of 0.25% to 0.65%

FHA - 221(D)4 or 232 Construction / Substantial Rehab		
Term	87%/1.15x (MF)	80%/1.45x (HC)
	Amortization	Rate
40-Year	40-Year	6.11% - 6.46%

** Before MIP of 0.25% to 0.77%

CMBS

CMBS - Commercial		
Term	65-75%	
	Spread	Rate
10-Year	206 - 265	6.08%-6.67%
5-Year	251 - 324	6.14%-6.87%

CMBS - Multifamily		
Term	65-75%	
	Spread	Rate
10-Year	217 - 238	6.19% - 6.40%
5-Year	262 - 286	6.25% - 6.49%

*For HUD's 2023 fiscal year. Based upon combined firm commitments received by Greystone Funding Company LLC and Greystone Servicing Company LLC and excludes risk sharing and hospital loans.