

GREYSTONE CURRENT RATES



Ranked Top Freddie Mac and Fannie Mae Lender



Ranked #1* Overall HUD Multifamily & Healthcare Lender

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.

Rates last updated 01/12/2026. The below rate ranges are estimates based on a series of assumptions, including market designation, prepayment structure, interest-only period, and affordability metrics.

Fannie Mae Capital Market and Preservation Indicative Pricing									
Over \$6MM									
Product	Delivery Type	Term	Amortization	Index	Index Rate	Gross Spread	All-In Rate Estimate	Min. DSCR	Max LTV
Preservation	Fixed	10 Year	30 Years	10 Year UST	4.19%	1.33%	5.52%	1.20x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.19%	1.67%	5.86%	1.15x	90%
9% LIHTC	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.19%	3.40%	7.59%	1.15x	90%

Fannie Mae Bond Indicative Pricing

Over \$6MM									
Product	Delivery Type	Term	Amortization	Index	Index Rate	Gross Spread	All-In Rate Estimate	Min. DSCR	Max LTV
4% MTEB	Immediate	15 Year	Up to 40 years	MMD	3.39%	1.90%	5.29%	1.15x	90%
4% MTEB	30+ Month Forward	15 Year	Up to 40 years	MMD	3.78%	1.91%	5.69%	1.15x	90%

Freddie Mac Capital Markets Indicative Pricing

\$10MM and over									
Product	Delivery Type	Term	Amortization	Index	Index Rate	Gross Spread	All-In Rate Estimate	Min. DSCR	Max LTV
Preservation	ARM	7 Year	30 Years	30 Day Avg SOFR	3.71%	1.91%	5.62%	1.00x at MNR	80%
Preservation	Fixed	7 Year	30 Years	7 Year UST	3.97%	1.52%	5.49%	1.25x	80%
Preservation	Fixed	10 Year	30 Years	10 Year UST	4.19%	1.32%	5.51%	1.25x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.19%	1.95%	6.14%	1.15x	90%
9% LIHTC	36 Month Forward	15 Year	Up to 40 years	10 Year UST	4.19%	2.43%	6.62%	1.15x	90%
Non LIHTC Forward	36 Month Forward	15 Year	30 Years	10 Year UST	4.19%	1.89%	6.08%	1.25x	80%

Freddie Mac Tax Exempt Loan Indicative Pricing

Over \$10MM									
Product	Delivery Type	Term	Amortization	Index	Index Rate	Gross Spread	All-In Rate Estimate	Min. DSCR	Max LTV
TEL	Immediate	15 Year	Up to 40 years	10 Year UST	4.19%	1.53%	5.72%	1.15x	90%
TEL	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.19%	2.04%	6.23%	1.15x	90%

FHA (Over \$7.5MM)	
Product	Pricing (net of MIP)
223(F)	5.18% - 5.66%
221(d)4	5.91% - 6.24%

GHI (fka ATAX)	
Product	Pricing
Construction	325 bps + 30 day SOFR average
Private Placement	325 + 10 year LIBOR

*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.

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