

GREYSTONE

CURRENT RATES

★

Ranked Top Freddie Mac and Fannie Mae Lender

#1

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 09/01/2026. 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	4.78%	1.36%	6.14%	1.20x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.78%	1.58%	6.36%	1.15x	90%
9% LIHTC	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.78%	3.40%	8.18%	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	3.82%	2.02%	5.84%	1.15x	90%
4% MTEB	30+ Month Forward	15 Year	Up to 40 years	MMD	3.99%	2.00%	5.99%	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	3.65%	1.89%	5.54%	1.00x at MNR	80%
Preservation	Fixed	7 Year	30 Years	7 Year UST	4.65%	1.50%	6.15%	1.25x	80%
Preservation	Fixed	10 Year	30 Years	10 Year UST	4.78%	1.30%	6.08%	1.25x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.78%	1.78%	6.56%	1.15x	90%
9% LIHTC	36 Month Forward	15 Year	Up to 40 years	10 Year UST	4.78%	2.27%	7.05%	1.15x	90%
Non LIHTC Forward	36 Month Forward	15 Year	30 Years	10 Year UST	4.78%	1.88%	6.66%	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	4.78%	1.36%	6.14%	1.15x	90%
TEL	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.78%	1.85%	6.63%	1.15x	90%
FHA (Over \$7.5MM)									
Product		Pricing (net of MIP)							
223(F)		5.89% - 6.38%							
221(d)4		6.58% - 6.97%							
GHI (fka ATAX)									
Product		Pricing							
Construction TE		330 bps + 3 year SOFR swap							
Construction Taxable		375 bps + 3 year SOFR wap							
Private Placement		365 + 10 year SOFR swap							

*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.

©2024 Greystone & Co. II LLC. All rights reserved. References to the term "Greystone," refer to Greystone & Co. II LLC and/or its affiliated companies, as applicable. All loans are originated through its affiliates Greystone Servicing Company LLC (GSC) and/or Greystone Funding Company LLC (GFC). The above rate information is for information purposes only. Greystone's ability to make a loan to a borrower will be subject to completion of customary due diligence and satisfactory underwriting of the proposed loan under the applicable loan program. The terms of a proposed loan will be determined in accordance with then current market conditions and the terms of a written loan commitment with Greystone for the type of loan sought. The above current rates may or may not be achievable at the time of rate lock. Greystone does not represent or warrant that the borrower and/or the property will qualify for the proposed loan, and/or that Greystone will issue a commitment to the borrower for the requested loan.