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 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.