

FANNIE MAE DUS CONVENTIONAL - FIXED RATE			
TERM	YM	SPREAD	RATE
TIER 2 (1.25x/80%)			
7 Years	6.5	1.84% - 2.34%	5.52% - 6.02%
10 Years	9.5	1.86% - 2.36%	5.42% - 5.92%
12 Years	11.5	1.95% - 2.45%	5.50% - 6.00%
15 Years	14.5	2.11% - 2.61%	5.66% - 6.16%
TIER 3 (1.35x/65%)			
7 Years	6.5	1.64% - 2.14%	5.32% - 5.82%
10 Years	9.5	1.66% - 2.16%	5.22% - 5.72%
12 Years	11.5	1.75% - 2.25%	5.30% - 5.80%
15 Years	14.5	1.91% - 2.41%	5.46% - 5.96%
TIER 4 (1.55x/55%)			
7 Years	6.5	1.44% - 1.94%	5.12% - 5.62%
10 Years	9.5	1.46% - 1.96%	5.02% - 5.52%
12 Years	11.5	1.55% - 2.05%	5.10% - 5.60%
15 Years	14.5	1.71% - 2.21%	5.26% - 5.76%

FREDDIE MAC CONVENTIONAL - FIXED RATE			
TERM	YM	SPREAD*	RATE
(1.25x/80%)			
7 Years	6.5	2.02% - 2.17%	5.70% - 5.85%
10 Years	9.5	1.92% - 2.07%	5.47% - 5.62%
12 Years	11.5	2.02% - 2.17%	5.57% - 5.72%
15 Years	14.5	2.02% - 2.17%	5.57% - 5.72%
(1.35x/70%)			
7 Years	6.5	1.82% - 1.97%	5.50% - 5.65%
10 Years	9.5	1.77% - 1.92%	5.32% - 5.47%
12 Years	11.5	1.87% - 2.02%	5.42% - 5.57%
15 Years	14.5	1.87% - 2.02%	5.42% - 5.57%
(1.45x/60%)			
7 Years	6.5	1.67% - 1.82%	5.35% - 5.50%
10 Years	9.5	1.62% - 1.77%	5.17% - 5.32%
12 Years	11.5	1.72% - 1.87%	5.27% - 5.42%
15 Years	14.5	1.72% - 1.87%	5.27% - 5.42%

*Freddie spreads as of 09/14/2022

Fannie Mae DUS:

- * Spreads above assume a loan amount of \$6.0 + million, 5-10 day closing/45 day security delivery, 30 year amortization, Actual/360.
- * For loans less than \$6M, spreads will increase.
- * For fixed rate 5-Year Terms and interest-only options, please call your BWE Rep.
- * For DUS ARM products, please call your BWE Rep.

Freddie Mac:

- * The Freddie Mac rates above are provided by Bellwether Enterprise and are indicative levels only - subject to change at any time without notice.
- * Freddie Mac prices each loan individually based on its unique merits, does not publish pricing and has not pre-approved any of the rates listed above.
- * Freddie Mac spreads assume a loan size of \$10 million, standard funding, no interest-only, actual/360, no adders and no additional features.
- * For Freddie Mac Floating Rate products, please call your BWE Rep.

	LIFE COMPANY			CMBS		
	MULTIFAMILY/IND	OFFICE/RETAIL	HOSPITALITY	MULTIFAMILY/IND	OFFICE/RETAIL	HOSPITALITY
Loan Size	\$1 - \$150M	\$1M+	\$5M +	\$1 - \$150M	\$1M+	\$4M+
LTV	50% - 75%	50% - 75%	50% - 60%	65% to 75%	65% to 75%	60% to 70%
Minimum DSCR	1.25x	1.25x	1.50x	1.25x	1.25x	1.35x
Available Terms	5, 7, 10 & 25 years	5, 7, 10 & 25 years	5, 7, 10 & 25 years	10 years	10 years	10 years
Amortization	Up to 30 years	Up to 30 years	Up to 30 years	30 years	Up to 30 years	30 years
Interest Only	Lower Leverage	Lower Leverage	Unlikely	Yes	Yes	Yes
SPREAD Lower Leverage: Higher Leverage:	150 - 200 bps 180 - 220 bps	160 - 225 bps 190 - 275 bps	220 - 300 bps 400 - 550 bps	275 - 350 bps 300 - 400 bps	300 - 400 bps 350 - 465 bps	400 - 650 bps N/A
Index	10 Year Treasury	10 Year Treasury	10 Year Treasury	10 Year SWAP	10 Year SWAP	10 Year SWAP
10-Year Rate	5.05 - 5.55%	5.15 - 5.80%	5.75 - 6.55%	6.37 - 7.12%	6.62 - 7.62%	7.62 - 10.12%

*Rates and spreads are subject to market conditions. Please treat these indications accordingly and call your local Representative for specific quotes.

WEEKLY RATES	10-Year UST	10-Year Swap	7-Year UST	7-Year Swap	1M Libor	30 Day SOFR Avg
Current	3.553%	3.622%	3.677%	3.421%	3.052%	2.282%
Previous	3.477%	3.549%	3.607%	3.355%	3.014%	2.283%
Change (bps)	0.076%	0.073%	0.070%	0.066%	0.038%	-0.001%

INDUSTRY NEWS

- [Rent growth normalized month to month in August](#)
- [A Decade in the Making: KBRA on SFR Trends and Outlook](#)
- [Real Estate Industry Urges D.C. To Slow Down On Requiring All-Electric Buildings](#)

BWE IN THE NEWS

- [Check out the latest episode of Mission Control – The BWE Podcast](#)
- [Mike Powell Closes \\$156,908,000 Total Financing for a Multifamily Portfolio](#)
- [MJ Vukovich talks with his client about how we are achieving our ongoing goals of expanding and protecting attainable housing for the long term.](#)