

# CURRENT RATES



Tuesday, February 10, 2026

Basis Investment Group, a direct and full-service lender, originates diversified CRE loans and investments across the capital stack of stabilized, transitional and development assets nationwide.

## Freddie Mac Conventional<sup>1</sup>

### NATIONAL

Pricing Update as of 02/10/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.10% - 5.25%	135 - 150	5.05% - 5.20%	125 - 140	4.95% - 5.10%
7 - Year	133 - 148	5.24% - 5.39%	128 - 143	5.19% - 5.34%	118 - 133	5.09% - 5.24%
10 - Year	115 - 130	5.43% - 5.45%	110 - 125	5.25% - 5.40%	100 - 115	5.15% - 5.30%
12 - Year	125 - 140	5.40% - 5.55%	120 - 135	5.35% - 5.50%	110 - 125	5.25% - 5.40%
15 - Year	130 - 145	5.45% - 5.60%	125 - 140	5.40% - 5.55%	115 - 130	5.30% - 5.45%
7 - Year Floater	190 - 200	5.56% - 5.66%	185 - 195	5.51% - 5.61%	180 - 190	5.46% - 5.56%
10 - Year Floater	200 - 210	5.66% - 5.76%	195 - 205	5.61% - 5.71%	190 - 200	5.56% - 5.66%

<sup>1</sup> Assumes Loan Amount of \$20MM, Standard Defeasance prepayment penalty and no IO

Top end of the grid assumes no units qualify as Mission Driven

\* 75% LTV / 1.25x DSCR is available for ≥5-Year and <7-Year Term; 80% LTV / 1.25x DSCR is available for ≥7-Year Term

## Freddie Mac Small Balance Loans

### NATIONAL

Pricing Update as of 02/10/2026

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5 year	5 fixed, 5 float	6.32% - 6.91%	6.66% - 7.05%
	7 year	7 fixed, 3 float	6.32% - 7.05%	6.45% - 6.90%
	10 year	10 fixed, 10 float	6.33% - 6.99%	6.52% - 6.98%
Fixed	5 year	5 fixed	6.22% - 6.81%	6.56% - 6.95%
	7 year	7 fixed	6.17% - 6.95%	6.30% - 6.80%
	10 year	10 fixed	6.13% - 6.79%	6.22% - 6.68%

### Parameters by Market

### SBL Program Highlights

Min DSCR	Max LTV	<ul style="list-style-type: none"> <li>Non-recourse</li> <li>Partial and full-term interest only available</li> <li>Multiple step-down prepayment structures</li> <li>Loans between \$1 - \$7.5 million nationwide</li> <li>Discounts for affordable housing</li> </ul>	
Top Mark	1.20x		
Standard	1.25x		
For Small* and Very Small* Markets, call your regional expert			
*75% for acquisitions; 70% for refinance			
Rate Assumptions:	Bottom end of range: Yield Maintenance Prepayment, max DCR, 55% LTV Top end of range: Standard Prepayment, standard interest only, min DCR, 80% LTV Pricing does not reflect transaction-specific affordability discounts		

## Fannie Mae Conventional<sup>2</sup>

### NATIONAL

Pricing Update as of 02/10/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	139 - 179	5.09% - 5.49%	104 - 144	4.74% - 5.14%	94 - 124	4.64% - 4.94%
7 - Year	123 - 163	5.14% - 5.54%	98 - 138	4.89% - 5.29%	88 - 118	4.79% - 5.09%
10 - Year	108 - 148	5.23% - 5.63%	88 - 128	5.03% - 5.43%	78 - 108	4.93% - 5.23%
12+ Year	121 - 161	5.43% - 5.83%	101 - 141	5.16% - 5.56%	91 - 121	5.06% - 5.36%
7 - Year Floater*	183 - 193	5.49% - 5.59%	168 - 178	5.34% - 5.44%	153 - 163	5.19% - 5.29%
10 - Year Floater*	177 - 187	5.43% - 5.53%	162 - 172	5.28% - 5.38%	147 - 157	5.13% - 5.23%

<sup>2</sup> Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

Assumes Standard Yield Maintenance Prepayment Penalty

Top end of the grid assumes no units qualify as Mission Driven

\* For SARM or Floater Loans, Other requirements may apply

## Fannie Mae Multifamily Affordable<sup>3</sup>

### NATIONAL

Pricing Update as of 02/10/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	127 - 157	4.97% - 5.27%	117 - 147	4.87% - 5.17%	109 - 139	4.79% - 5.09%
7 - Year	111 - 141	5.02% - 5.32%	101 - 131	4.92% - 5.22%	93 - 123	4.84% - 5.14%
10 - Year	96 - 126	5.11% - 5.41%	86 - 116	5.01% - 5.31%	78 - 108	4.93% - 5.23%
12+ Year	109 - 139	5.24% - 5.54%	99 - 129	5.14% - 5.44%	91 - 121	5.06% - 5.36%

<sup>3</sup> Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	2/10/2026
5-Year Treasury	3.698%
7-Year Treasury	3.911%
10-Year Treasury	4.145%
30-day SOFR Avg	3.658%

Think **BIG** FOR YOUR NEXT CRE FINANCING