

CURRENT RATES



Tuesday, February 17, 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 Conventional¹

NATIONAL

Pricing Update as of 02/17/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.01% - 5.16%	135 - 150	4.96% - 5.11%	125 - 140	4.86% - 5.01%
7 - Year	133 - 148	5.14% - 5.29%	128 - 143	5.09% - 5.24%	118 - 133	4.99% - 5.14%
10 - Year	115 - 130	5.32% - 5.34%	110 - 125	5.14% - 5.29%	100 - 115	5.04% - 5.19%
12 - Year	125 - 140	5.29% - 5.44%	120 - 135	5.24% - 5.39%	110 - 125	5.14% - 5.29%
15 - Year	130 - 145	5.34% - 5.49%	125 - 140	5.29% - 5.44%	115 - 130	5.19% - 5.34%
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%

¹ 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 02/17/2026

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"> Non-recourse Partial and full-term interest only available Multiple step-down prepayment structures Loans between \$1 - \$7.5 million nationwide Discounts for affordable housing 					
Top Mark	1.20x	80%					
Standard	1.25x	80%					
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 Conventional²

NATIONAL

Pricing Update as of 02/17/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	138 - 178	4.99% - 5.39%	103 - 143	4.64% - 5.04%	93 - 123	4.54% - 4.84%
7 - Year	122 - 162	5.03% - 5.43%	97 - 137	4.78% - 5.18%	87 - 117	4.68% - 4.98%
10 - Year	109 - 149	5.13% - 5.53%	89 - 129	4.93% - 5.33%	79 - 109	4.83% - 5.13%
12+ Year	122 - 162	5.43% - 5.83%	102 - 142	5.06% - 5.46%	92 - 122	4.96% - 5.26%
7 - Year Floater*	182 - 192	5.48% - 5.58%	167 - 177	5.33% - 5.43%	152 - 162	5.18% - 5.28%
10 - Year Floater*	178 - 188	5.44% - 5.54%	163 - 173	5.29% - 5.39%	148 - 158	5.14% - 5.24%

² 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 Affordable³

NATIONAL

Pricing Update as of 02/17/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	126 - 156	4.87% - 5.17%	116 - 146	4.77% - 5.07%	108 - 138	4.69% - 4.99%
7 - Year	110 - 140	4.91% - 5.21%	100 - 130	4.81% - 5.11%	92 - 122	4.73% - 5.03%
10 - Year	97 - 127	5.01% - 5.31%	87 - 117	4.91% - 5.21%	79 - 109	4.83% - 5.13%
12+ Year	110 - 140	5.14% - 5.44%	100 - 130	5.04% - 5.34%	92 - 122	4.96% - 5.26%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	2/17/2026
5-Year Treasury	3.605%
7-Year Treasury	3.805%
10-Year Treasury	4.044%
30-day SOFR Avg	3.658%

Think **BIG** FOR YOUR NEXT CRE FINANCING