

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, May 19, 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 05/19/2026

| Term              | 1.25x / 65% |               | 1.30x / 60% |               | 1.35x / 55% |               |
|-------------------|-------------|---------------|-------------|---------------|-------------|---------------|
|                   | Spread      | Rate          | Spread      | Rate          | Spread      | Rate          |
| 5 - Year          | 140 - 155   | 5.72% - 5.87% | 135 - 150   | 5.67% - 5.82% | 125 - 140   | 5.57% - 5.72% |
| 7 - Year          | 133 - 148   | 5.82% - 5.97% | 128 - 143   | 5.77% - 5.92% | 118 - 133   | 5.67% - 5.82% |
| 10 - Year         | 115 - 130   | 5.94% - 5.96% | 110 - 125   | 5.76% - 5.91% | 100 - 115   | 5.66% - 5.81% |
| 12 - Year         | 125 - 140   | 5.91% - 6.06% | 120 - 135   | 5.86% - 6.01% | 110 - 125   | 5.76% - 5.91% |
| 15 - Year         | 130 - 145   | 5.96% - 6.11% | 125 - 140   | 5.91% - 6.06% | 115 - 130   | 5.81% - 5.96% |
| 7 - Year Floater  | 190 - 200   | 5.52% - 5.62% | 185 - 195   | 5.47% - 5.57% | 180 - 190   | 5.42% - 5.52% |
| 10 - Year Floater | 200 - 210   | 5.62% - 5.72% | 195 - 205   | 5.57% - 5.67% | 190 - 200   | 5.52% - 5.62% |

<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

<sup>2</sup> Conventional Small product available from \$2-\$10 million with pricing adder of 40-50 bps over conventional grid

| Pricing Update as of | 5/19/2026 |
|----------------------|-----------|
| 5-Year Treasury      | 4.316%    |
| 7-Year Treasury      | 4.489%    |
| 10-Year Treasury     | 4.661%    |
| 30-day SOFR Avg      | 3.621%    |

Think **BIG** FOR YOUR NEXT  
CRE FINANCING

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

### NATIONAL

Pricing Update as of 05/19/2026

| Term               | 1.25x / 70% |               | 1.35x / 65% |               | 1.55x / 55% |               |
|--------------------|-------------|---------------|-------------|---------------|-------------|---------------|
|                    | Spread      | Rate          | Spread      | Rate          | Spread      | Rate          |
| 5 - Year           | 136 - 176   | 5.68% - 6.08% | 101 - 141   | 5.33% - 5.73% | 91 - 121    | 5.23% - 5.53% |
| 7 - Year           | 119 - 159   | 5.68% - 6.08% | 94 - 134    | 5.43% - 5.83% | 84 - 114    | 5.33% - 5.63% |
| 10 - Year          | 107 - 147   | 5.73% - 6.13% | 87 - 127    | 5.53% - 5.93% | 77 - 107    | 5.43% - 5.73% |
| 12+ Year           | 118 - 158   | 5.43% - 5.83% | 98 - 138    | 5.64% - 6.04% | 88 - 118    | 5.54% - 5.84% |
| 7 - Year Floater*  | 179 - 189   | 5.41% - 5.51% | 164 - 174   | 5.26% - 5.36% | 149 - 159   | 5.11% - 5.21% |
| 10 - Year Floater* | 176 - 186   | 5.38% - 5.48% | 161 - 171   | 5.23% - 5.33% | 146 - 156   | 5.08% - 5.18% |

<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 05/19/2026

| Term      | 1.15x / 90% |               | 1.25x / 75% |               | 1.45x / 65% |               |
|-----------|-------------|---------------|-------------|---------------|-------------|---------------|
|           | Spread      | Rate          | Spread      | Rate          | Spread      | Rate          |
| 5 - Year  | 124 - 154   | 5.56% - 5.86% | 114 - 144   | 5.46% - 5.76% | 106 - 136   | 5.38% - 5.68% |
| 7 - Year  | 107 - 137   | 5.56% - 5.86% | 97 - 127    | 5.46% - 5.76% | 89 - 119    | 5.38% - 5.68% |
| 10 - Year | 95 - 125    | 5.61% - 5.91% | 85 - 115    | 5.51% - 5.81% | 77 - 107    | 5.43% - 5.73% |
| 12+ Year  | 106 - 136   | 5.72% - 6.02% | 96 - 126    | 5.62% - 5.92% | 88 - 118    | 5.54% - 5.84% |

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

Assumes Standard Yield Maintenance Prepayment Penalty