

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 02/18/2025

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	4.52%	1.56%	6.08%	1.20x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.52%	1.78%	6.30%	1.15x	90%
9% LIHTC	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.52%	3.26%	7.78%	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	3.23%	2.20%	5.43%	1.15x	90%
4% MTEB	30+ Month Forward	15 Year	Up to 40 years	MMD	3.57%	2.19%	5.76%	1.15x	90%

Freddie Mac Capital Markets Indicative Pricing									
Over \$7.5MM									
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	4.35%	1.99%	6.34%	1.00x at MNR	80%
Preservation	Fixed	7 Year	30 Years	7 Year UST	4.44%	1.52%	5.96%	1.25x	80%
Preservation	Fixed	10 Year	30 Years	10 Year UST	4.52%	1.34%	5.86%	1.25x	80%
9% LIHTC	Immediate	15 Year	Up to 40 years	10 Year UST	4.52%	1.98%	6.50%	1.15x	90%
9% LIHTC	30+ Month Forward	15 Year	Up to 40 years	10 Year UST	4.52%	2.25%	6.77%	1.15x	90%
Non LIHTC Forward	30+ Month Forward	15 Year	30 Years	10 Year UST	4.52%	2.12%	6.64%	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	4.52%	1.44%	5.96%	1.15x	90%
TEL	30 Month Forward	15 Year	Up to 40 years	10 Year UST	4.52%	1.81%	6.33%	1.15x	90%

FHA (Over \$7.5MM)	
Product	Pricing (net of MIP)
223(F)	5.80% - 6.33%
221(d)4	6.41% - 6.78%

GHI (fka ATAX)	
Product	Pricing
Construction	325 bps + 30 day SOFR average
Private Placement	325 + 10 year LIBOR

*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.

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