

FREDDIE MAC FIXED-RATE LOAN

- Offers a flexible financing solution for the acquisition or refinance of multifamily housing properties
- Provides, in most cases, a streamlined, yet still flexible, path to funding
- Offers borrowers a variety of options to suit their loan characteristics and only pay for what they need

TERM	5- to 10-year terms (up to 30 years if loan is not purchased for securitization).
LOAN SIZE	Generally \$5 to \$100 million (larger and smaller loans will be considered)
MAXIMUM AMORTIZATION	30 years Calculations: Actual/360 standard; 30/360 available.
INTEREST RATE	Fixed- and floating-rate options are available.
LOCKOUT PERIOD	2 years following securitization.
RECOURSE	Non-recourse except for standard carve-out provisions.
PREPAYMENT PROVISIONS	Yield maintenance until securitized followed by 2-year lockout; defeasance thereafter. No prepayment premium for final 90 days. If loan is not securitized within first year, then yield maintenance applies until the final 90 days. Yield maintenance without defeasance is available for securitized loans at an additional cost.
SUPPLEMENTAL FINANCING	Available, subject to the Supplemental Loan offering requirements.
APPLICATION FEE	Greater of \$2,000 or 0.1% of loan amount.
LOCK OPTIONS	Early rate-lock option available for varying durations, typically ranging from 60 to 120 days until Freddie Mac purchase; Index Lock option is also available. Optigo® Sellers should consult with their regional Freddie Mac representative to determine eligibility.
REFINANCE TEST	No refinance test is necessary if the loan has an amortizing debt coverage ratio (DCR) of 1.40x or greater and a loan-to-value (LTV) ratio of 65% or less; all partial-term interest-only loans must pass the Refinance Test.
GREEN REBATE	Freddie Mac will provide borrowers with a \$5,000 cash rebate - for every property with more than 20 units they enter into the Energy Star Portfolio Manager®, the EPA's online tool to track energy usage. As long as borrowers provide us a property score, they'll get the rebate - no matter what the actual score; learn how to get cash back and get additional details in our Green Rebate term sheet.

ELIGIBILITY

- Standard multifamily housing, purpose-built student housing, seniors housing, cooperative housing and Targeted Affordable Housing cash (e.g., LIHTC Year 4-10 and 11-15, Section 8) loans. Loans may be used for an acquisition or refinance.
- Borrower may be a limited partnership, corporation, limited liability company, or a tenancy-in-common (TIC) with 10 or fewer tenants in common.
- General partnerships, limited liability partnerships, REITs and certain trusts may also be acceptable in limited circumstances, subject to additional requirements.
- Borrower must generally be a Single Purpose Entity (SPE) (see Section 6.13 of the Loan Agreement for basic SPE requirements); however, on loans less than \$5 million, upon Borrower's request, a Borrower other than a TIC may be a Single Asset Entity (SAE) instead of an SPE.
- If the borrower is structured as a Tenancy in Common (TIC), each Tenant in Common must be an SPE.

FREDDIE MAC FIXED-RATE LOAN, CONT'D.

LOAN-TO-VALUE (LTV RATIOS AND AMORTIZING¹ DEBT COVERAGE RATIOS (DCR'S)

Fixed-Rate Base Conventional Maximum LTV and Minimum DCR ²	(For specific product adjustments, refer to individual term sheets)			
		Amortizing	Partial-Term Interest-Only ³	Full-Term Interest Only
	≥ 5-Year and < 7-Year Term	75% / 1.30x	75% / 1.30x	65% / 1.40x
	7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x
	> 7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x

¹ The DCR calculated for the partial-term interest-only and full-term interest-only period uses an amortizing payment.

² Adjustments may be made depending on the property, product, and/or market.

³ For partial-term interest-only loans, there must be a minimum amortization period of 5 years for loans with terms greater than 5 years. Acquisition loans with 5-year terms may have up to 1 year of partial-term interest-only. For terms of 10 years or more, loans may have interest only in an amount equal to no more than half of the loan term.