

FREDDIE MAC

CASH LOAN WITH OTHER AFFORDABILITY COMPONENTS

Financing for the acquisition or refinance of stabilized affordable multifamily properties with fixed-rate or floating-rate cash loans; see the Fixed-Rate Loan or Floating-Rate Loan term sheet for more information

- Financing for multifamily properties with regulatory rent or income restrictions
- May include transactions with Section 8 financing, Section 236 financing, tax abatements or other affordability components

TYPE OF FUNDING	Permanent, immediate financing	ELIGIBLE PROPERTY TYPES Garden, mid-rise, or high-rise multifamily properties that meet affordability criteria and with 90% occupancy for 90 days 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
MINIMUM DEBT COVERAGE RATIO (DCR)	1.25x (1.15x with HUD Risk-Sharing feature)*	
MAXIMUM LOAN-TO-VALUE (LTV) RATIO	80% of market value; 90% of market value with HUD Risk-Sharing*	
LOAN TERM	Maximum term of 30 years	
CONSTRUCTION LOAN TERM	N/A	
MAXIMUM AMORTIZATION	30 years	
PREPAYMENT PROVISIONS	Yield maintenance or defeasance, depending on the product	
SUBORDINATE FINANCING	Permitted per the Freddie Mac Multifamily Seller/Servicer Guide	
TAX AND INSURANCE ESCROWS	Required per the Freddie Mac Multifamily Seller/Servicer Guide	
FEES	Application fee, commitment fee, plus other fees as applicable	
SECURITIZATION AVAILABLE	Yes	

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