

# Structured Pool Transaction

<b>POOL SIZE</b>	Generally, \$400 million or above but smaller UPBs will be considered.
<b>ELIGIBLE PRODUCTS</b>	Most product types currently offered by Freddie Mac (e.g., conventional, targeted affordable, seniors housing, student housing, manufactured housing communities).
<b>TERMS</b>	Up to 30 years fixed rate, up to 10 years floating rate, or a mix of both.
<b>INDEX</b>	<ul style="list-style-type: none"> <li>Fixed-rate: U.S. Treasury Securities.</li> <li>Floating-rate: 30-day Average SOFR Index.</li> </ul>
<b>LOCK OPTIONS</b>	Early rate-lock option available for varying durations, typically ranging from 60 to 120 days until Freddie Mac purchase. Index Lock and Standard Delivery are also available.
<b>SUPPLEMENTAL LOANS</b>	Available subject to requirements specified in Freddie Mac's underwriting guidelines. Additional loan-level or aggregate loan-to-value (LTV), debt service coverage ratio (DSCR) and net operating income tests may be required.
<b>RECOURSE REQUIREMENTS</b>	Loans are non-recourse except for standard carve-out provisions.
<b>RESERVE ESCROWS</b>	Tax, insurance and replacement reserves are generally required, subject to standard Freddie Mac underwriting criteria.
<b>PREPAYMENT PROVISIONS</b>	Variety of prepayment options available.
<b>INTEREST-ONLY PERIODS</b>	Full- or partial-term interest-only available.
<b>CROSS-COLLATERALIZATION</b>	Choice of crossed or uncrossed loans.
<b>ASSUMPTIONS</b>	Available for uncrossed pools (fixed- and floating-rate). Assumptions on a crossed pool may be permitted on a case-by-case basis.
<b>RELEASE FROM CROSS-COLLATERALIZATION</b>	Flexible release options available. May be subject to pool level LTV/DSCR test and premium payment, depending on deal structure.
<b>JOINT UNDERWRITING PROCESS</b>	Large transactions may be underwritten quicker with use of the Joint Underwriting Process.

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