

PRODUCT DESCRIPTION	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in the tax-credit benefit stream. Could also include HUD Risk Share.
ELIGIBLE PROPERTY TYPES	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC with 90% occupancy for 90 days.
FINANCIAL INVESTMENT, BORROWER AND AFFORDABILITY REQUIREMENTS	Up to 30 years.
TERMS	Immediate fixed-rate ¹ financing; forward fixed-rate financing.
TYPE OF FUNDING	1.15x. ²
COLLATERAL	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in the tax-credit benefit stream. Could also include HUD Risk Share.
MAXIMUM LOAN-TO-VALUE (LTV) RATIO¹	85% of adjusted value or 90% of market value. ^{3,4}
MINIMUM FORWARD COMMITMENT TERM	48 months (with available extensions).
MAXIMUM AMORTIZATION	40 years.
SUBORDINATE FINANCING	Permitted; supplemental loans are available. ⁵
TAX AND INSURANCE ESCROWS	Required.
FEES	Application fee, commitment fee, plus other fees as applicable.
PRICING	Transactions will be priced at a spread to 10-year Treasuries.
SECURITIZATION	Yes, using our M-Deals®, ML-Deals® and Multi PCs®.
YIELD MAINTENANCE	Minimum 10 years' prepayment protection.

¹ Contact your Freddie Mac rep about floating-rate options.

² May include bond refunding, substitution or new issue transactions with 80-20 bonds, combination bonds, Section 8, Section 236, tax abatements, LIHTC and HUD Risk Share.

³ Adjustments may be made depending on the property, product and/or market.

⁴ Based on Appraised As-Stabilized Value

⁵ Includes USDA section 515 loans.

