



## General Information on Freddie Mac Multifamily

Freddie Mac is a stockholder-owned corporation chartered by Congress in 1970 to create a continuous flow of funds to mortgage lenders in support of homeownership and rental housing. Freddie Mac purchases single-family and multifamily mortgages from lenders and either retains them in its portfolio or packages them into securities that are sold to investors. A publicly traded company, listed on the New York Stock Exchange, Freddie Mac has a mortgage portfolio worth more than \$1 trillion. And, Freddie Mac has the financial strength and dedication to stay in the market, even in times of turmoil.

Freddie Mac purchases multifamily mortgages through the nation's best locally based lenders who have years of lending expertise and proven track records of success. Together, these lenders make up Freddie Mac's Program Plus® network. Since the launching of Freddie Mac's current multifamily business in 1993, Freddie Mac has purchased more than \$189 billion in multifamily mortgages, financing rental housing for 4 million families. Given that Freddie Mac is an industry leader with a long list of successful transactions, it's no surprise that three quarters of borrowers are repeat customers. Borrowers who choose a Freddie Mac loan enjoy competitive risk-based pricing, a broad array of innovative mortgage products, and the support of people who have the knowledge and experience necessary to provide flexible, creative solutions for their financing needs.

Freddie Mac's flexible product line delivers the multifamily financing options borrowers value. Freddie Mac supports the acquisition, refinance, rehabilitation, and construction of apartment communities across America through the following products and services:

### Conventional Products

- Conventional fixed-rate mortgages including amortizing, fixed-to-float, interest-only, and partial interest-only; the Freddie Mac Premier and Standard Lease-Up and High-Leverage Loan products
- Freddie Mac ARMs
  - Reference Bill® or LIBOR
  - Freddie Mac or third-party cap
- Conventional forward commitments
- Credit facilities
- Small loans: \$5 million and under
- Split loans
- Supplemental mortgages
- Student housing mortgages
- Seniors housing mortgages including seniors apartments, independent living, and assisted living communities
- Streamlined acquisition financing

- Acquisition rehabilitation and acquisition upgrade mortgages
- Streamlined refinancing
- First mortgages with mezzanine financing

### Targeted Affordable Products

- Forward commitments, including both a 9% Low-Income Housing Tax Credit (LIHTC) execution and a tax-exempt bond execution with or without 4% tax credits
- LIHTC Moderate Rehabilitation executions, which allow you to preserve affordability in properties where the tenants can remain in place during rehab.
- Bond credit enhancements
- 9% LIHTC mortgages
- Section 538 Rural Housing Service (RHS) mortgages
- HUD Risk Sharing

Borrowers frequently opt for a Freddie Mac loan to realize the benefits of its Early Rate-Lock delivery option. With Early Rate-Lock, the borrower can lock the interest rate, establish the mortgage amount, and set other key provisions of a proposed mortgage after Freddie Mac's preliminary underwriting review, but before the Program Plus lender submits the final underwriting package (including third-party reports). To learn more about how a Freddie Mac loan can help you optimize your real estate investments, visit [www.freddiemac.com/multifamily](http://www.freddiemac.com/multifamily).