



## Freddie Mac HUD Risk Sharing Requirements

### Quick Reference

#### Mortgage

- Loan Size: \$750,000 to \$25 million
- 18- to 30-year terms
- Fixed-rate loans only
- Maximum amortization of 30 years
- Option for balloon payment at any time after year 18 with level monthly payments amortized over not more than 30 years
- Fee simple/whole loans
- LTV up to 90% (for nonbond forwards) and 85% (for bond forwards)
- DCR minimum of 1.10x (for nonbond forwards) and 1.15x (for bond forwards)
- Must meet affordability guidelines for affordable housing set-asides for at least 15 years:
  - 20% of units affordable to families earning 50% or less of area median income; or
  - 40% of units affordable to families earning 60% or less of area median income
- No FHA or other federal insurance

#### Property

- Cannot be located in a FEMA-mapped Special Flood Hazard Area/100-year flood plain, within a Coastal Barrier Resources System or in a Runway Clear Zone
- Must have received a subsidy-layering certification from HUD or an appropriate housing credit agency
- Must comply with the Lead-Based Paint Poisoning Prevention Act

#### Mortgage Seller

- Must confirm that project principals do not appear on the GSA List of Parties Excluded from Federal Procurement or Nonprocurement Programs
- If a HUD-approved lender, seller must not have received any notice that HUD has determined that the seller has committed acts that are grounds for administrative action