Freddie Mac Multifamily Securitization
as of March 31, 2015
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The Director of the Federal Housing Finance Agency (FHFA) placed Freddie Mac and Fannie Mae in conservatorship on September 6, 2008 in order to restore the balance between the GSE’s mission and overall financial stability.

Freddie Mac has received a total of $71.3 billion under the Purchase Agreement. Treasury still maintains a liquidation preference of $72.3 billion on the company’s senior preferred stock as of March 31, 2015.

$2.5 billion positive net worth as of March 31, 2015 has resulted in no additional funds being drawn on under the Purchase Agreement and a $746 million dividend obligation will be paid to Treasury in June 2015.

Freddie Mac has paid $91.8 billion in cash dividends on the senior preferred stock through March 31, 2015.

Including the June dividend obligation, Freddie Mac’s aggregate cash dividends paid to Treasury will total $92.6 billion, $21.2 billion more than cumulative cash draws of $71.3 billion received from Treasury.

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(1) The initial $1 billion liquidation preference of senior preferred stock was issued to Treasury in September 2008 as consideration for Treasury’s funding commitment. The company received no cash proceeds as a result of issuing this initial $1 billion liquidation preference of senior preferred stock.

(2) Amount does not include the June 2015 dividend obligation of $0.7 billion.
The Multifamily Division of Freddie Mac helps to ensure an ample supply of affordable rental housing by purchasing mortgages secured by apartment buildings with five or more units.

Freddie Mac buys loans from a network of approved Program Plus® Seller/Servicers and Targeted Affordable Housing Correspondents that have over 150 branches nationwide, substantial lending experience and established performance records.

Freddie Mac follows a prior-approval underwriting approach and completes the underwriting and credit reviews of all multifamily mortgages in-house.

Employs more than 570 experienced professionals in four regional offices (plus headquarters) and four satellite offices.

Has provided approximately $356 billion in financing for roughly 63,500 multifamily properties since 1993.

As of March 31, 2015, Freddie Mac had a multifamily whole loan portfolio of $55.6 billion, a multifamily investment securities portfolio of $23.4 billion, and a multifamily guarantee portfolio of $94.7 billion.
Multifamily Business – 1Q15

- Freddie Mac Multifamily funded $10.0 billion in new business volume during 1Q15, which provided financing for approximately 500 multifamily properties (representing nearly 140,000 apartment units).
- $5.1 billion of multifamily loans were securitized into “K-Deal” product in 1Q15.
- Freddie Mac’s portfolio delinquency rate was 3 basis points as of March 31, 2015.
- Freddie Mac’s K-Deal delinquency rate was 1 basis point as of March 31, 2015.
- Freddie Mac has not realized any credit losses on our K-Deal guarantees as of March 31, 2015.

1Q15 New Business Volume (based on loan UPB)

1Q15 New Business Volume (based on # of loans)
Freddie Mac Multifamily funded $28.3 billion in new business volume, reflecting a 10% increase compared to 2013 levels.

$21.3 billion of multifamily loans were securitized into “K-Deal” product in 2014, compared to $28.0 billion in 2013.

Freddie Mac financed approximately 413,000 apartment units for nearly 1,800 properties.

Freddie Mac’s portfolio delinquency rate was 4 basis points as of December 31, 2014.

Freddie Mac’s K-Deal delinquency rate was 1 basis point as of December 31, 2014.

Freddie Mac has not realized any credit losses on our K-Deal guarantees as of December 31, 2014.
Multifamily Business Results

Delinquency Rates

Portfolio Delinquency Rates (GSE)

Source: Freddie Mac, Fannie Mae, TREPP (CMBS multifamily 60+ delinquency rate, excluding REOs), American Council of Life Insurers (ACLI) Quarterly Investment Bulletin, and FDIC Quarterly Banking Profile
Credit Losses (Gains)

- 2008: $15
- 2009: $41
- 2010: $100
- 2011: $71
- 2012: $35
- 2013: $12
- 2014: $(7)
- 1Q15: $0

Credit Losses (in millions)

Credit Losses % of Portfolio

- 2008: 0.00%
- 2009: 0.02%
- 2010: 0.06%
- 2011: 0.10%
- 2012: 0.12%
- 2013: 0.08%
- 2014: 0.04%
- 1Q15: 0.02%
The current risk premium demanded to hold real estate is well above average levels. Cap rate compression is seen here as property values have increased since 2009 with the market showing improved access to real estate debt capital.

1 Moody’s REAL Commercial Property Price Index (CPPI)
2 Real Capital Analytics (RCA)
A Shift Toward Home Rental vs. Ownership

Quarterly U.S. Homeownership Rates and Seasonally Adjusted Homeownership Rates, 1995 - 2014

Source: U.S. Census Bureau
Demand for Rental Housing Is Growing

Apartment Vacancy Rate and Effective Rent Trends
1Q 2008 - 1Q 2015

Source: REIS 1Q15 First Glance
Financing Affordable Units

More than 90% of acquisition loans purchased by Freddie Mac Multifamily were for units that are affordable to low or moderate income families (100% of area median income or below).

Multifamily Acquisitions of Units by Area Median Income (2008 – YTD 2015)

- 91% of units acquired in 2015 are affordable to households earning at or below 100% AMI

Note: Totals may not add due to rounding.
Originations Reflect Demand

Multifamily Mortgage Originations

Construction Has Picked Up

Multifamily (5+ Units) Permits, Starts, and Completions: 1980 - 2014

Sources: Moody’s Analytics DataBuffet.com, U.S. Census Bureau
Notes: Starts and completions based on all areas of the United States, while permits only for areas that require a building or zoning permit. Moody’s Analytics estimated that, in 2000, 95% of population was living in permit issuing area.
Freddie Mac Multifamily sources its loans from a select group of experienced multifamily lenders.

- The small size of the network promotes quality originations and a high level of service to lenders and borrowers.
- Our Program Plus®, Seniors Housing, Targeted Affordable Housing, and Small Balance Loan Seller/Servicers must comply with our standards for both origination and servicing of multifamily loans, which includes meeting minimum financial requirements and undergoing satisfactory annual audits.

## Seller/Servicers

<table>
<thead>
<tr>
<th>Seller/Servicer</th>
<th>Seller/Servicer</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACRE Capital, LLC*</td>
<td>KeyBank NA</td>
</tr>
<tr>
<td>Arbor Commercial Mortgage, LLC*</td>
<td>M&amp;T Realty Capital Corporation</td>
</tr>
<tr>
<td>Bellwether Enterprise Real Estate Capital, LLC</td>
<td>Magna Bank*</td>
</tr>
<tr>
<td>Berkadia Commercial Mortgage, LLC</td>
<td>NorthMarq Capital</td>
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<tr>
<td>Berkeley Point Capital LLC</td>
<td>Oak Grove Capital</td>
</tr>
<tr>
<td>Capital One Multifamily Finance, LLC</td>
<td>Pillar Multifamily, LLC</td>
</tr>
<tr>
<td>CBRE Capital Markets</td>
<td>PNC Real Estate - Multifamily</td>
</tr>
<tr>
<td>Citibank N.A.</td>
<td>Prudential Affordable Mortgage Company</td>
</tr>
<tr>
<td>Community Preservation Corporation*</td>
<td>Prudential Johnson Apartment Capital Express</td>
</tr>
<tr>
<td>Financial Federal Bank</td>
<td>ReadyCap Commercial, LLC*</td>
</tr>
<tr>
<td>Grandbridge Real Estate Capital LLC</td>
<td>RICHMAC Funding LLC</td>
</tr>
<tr>
<td>Greystone Servicing Corporation *</td>
<td>Sabal Financial Group, L.P.*</td>
</tr>
<tr>
<td>Holliday Fenoglio Fowler, L.P.</td>
<td>Walker &amp; Dunlop, LLC</td>
</tr>
<tr>
<td>Hunt Mortgage Group*</td>
<td>Wells Fargo Multifamily Capital</td>
</tr>
<tr>
<td>Jones Lang LaSalle</td>
<td></td>
</tr>
</tbody>
</table>

* Approved Small Balance Loan Lender
The Multifamily Production and Underwriting teams are divided by Region to promote market expertise and provide better customer service.

Satellite offices have been added in Austin, TX, Orange County, CA, Denver, CO and Atlanta, GA.
The Underwriting and Credit Approval Process

START
Seller submits loan request to Production

Production sizes, structures, and submits loan for pricing

Production presents deal to Regional Underwriting for approval to quote

Borrower completes loan application and Seller submits U/W package

Underwriter completes due diligence process, reports findings in investment brief

Underwriter recommends loan for approval

Loan is Approved, Rate Locked, and Funded

As a general rule, transactions that are above $50MM UPB or have exceptions to Freddie Mac credit policy that impact coverage, leverage, or maturity risk parameters must receive a higher level of approval.

- Approval authorities may vary on non-conventional multifamily products.
- Loan requests from $350MM - $500MM approved by FM-CEO
- Loan requests > $500MM approved by the Business and Risk Committee of the Board of Directors

< $100MM approval to quote determined by Region

> $100MM approval by SVP Multifamily Underwriting & Credit

Up to $50MM approval level determined by Region

$50 - $100MM approved by VP-MF Underwriting

$100 - $250MM approved by SVP-MF-UW&C or EVP-MF

> $250MM approved by SVP-MF-CBRO
Freddie Mac product designation and process by which newly originated multifamily loans are underwritten, priced, structured and securitized.

Securitization is accomplished through offerings of K-Series Multifamily Mortgage Pass-Through Certificates, or “K-Deals”.

K-Deals have evolved as a notable brand name in the industry among broker/dealers and investors with various risk appetites.

K-Deals are secured by assets with some of the industry’s lowest delinquency and vacancy rates, along with other strong property fundamentals.

In general, K-Deals are backed by newly acquired mortgages underwritten through Freddie Mac’s CME platform. Underwriting and credit reviews are completed by Freddie Mac, and CME loans are underwritten to the same standards as loans held in Freddie Mac’s portfolio.

As of April 2015, there has been approximately $100.8 billion of K-Deal issuance since the start of the program in 2009.

Roughly 91 percent of Freddie Mac’s multifamily mortgage purchases in 2014 were designated for securitization.
The following are the general guidelines for Freddie Mac’s multifamily mortgage purchases that are intended for securitization (subject to certain exceptions):

### Property Types:
- Origination requirements are focused on loans secured by occupied, stabilized, and completed multifamily properties
- Limited amount of senior housing, student housing, cooperative housing, manufactured housing, and Section 8 HAP contracts

### Loan Terms:
- 5-, 7-, and 10-year loan terms with a maximum amortization of 30 years
- May contain initial interest-only periods of 1-5 years
- Moderate exposure to full term interest-only loans
- Full term interest-only loans require higher initial amortizing debt service coverage ratio (DSCR)
- Mortgages are fixed rate or floating rate
- Floating rate mortgages are based on 1-month LIBOR and generally require a third party LIBOR cap

### Underwriting:
- Effective gross income is calculated based on trailing 3-months actual rent collections or the annualized current rent roll minus a minimum 5% vacancy rate subject to submarket data and actual rent collections
- Expenses are generally calculated based on trailing 12 months plus an inflation factor
- Real estate taxes and insurance are based on actual annual expenses
- Property values are based on third-party appraisals and internal value confirmation
- Replacement reserves are typically required and are generally equal to the greater of an engineer’s recommendation or $250/unit or $50/pad for Manufactured Housing Communities.
- Tax and insurance escrows are generally required
- Third party LIBOR caps that expire prior to related mortgage maturity date are required to be replaced. Replacement cap funds are escrowed at 125% of replacement cost and are recalculated on either a semi-annual or annual basis.
- Other third-party reports are required (e.g., Phase I ESA, property condition, zoning, etc.)
Borrowers:

- Single purpose entity (SPE) is required for all loans greater than or equal to $5 million
- A carve-out guarantor is generally required
- Entity guarantors are acceptable but may require financial covenants or a material adverse change clause
- Established large institutional borrowers with substantial prior experience with Freddie Mac mortgage programs may have more customized documents

Supplemental Financing:

- Eligible one year after origination of the first mortgage
- Purchased by Freddie Mac from original Seller/Servicer under Freddie Mac’s supplemental mortgage product
- Lower of 80% LTV or maximum LTV per Loan Agreement and minimum amortizing DSCR of 1.25x (fixed) or 1.10x (floating, at cap)
- Re-underwriting required based on current property performance and financials and Freddie Mac’s credit policy
- Monthly escrows for taxes, insurance and replacement reserves required. If First Mortgage allowed for deferral of escrows, the supplemental will trigger collection.
- Subject to a pre-approved Intercreditor Agreement

LTV and DSCR:

- Maximum loan-to-value (LTV) of 80%, minimum debt service coverage ratio (DSCR) of 1.25x (fixed rate) and 1.00x on the max cap for floating rate loans
- Shorter loan terms, tertiary markets, and specialty product types typically require adjustments
- All loans require a maturity risk analysis

K-Deal Mortgage Guidelines (continued)
Typical Securitization Issuance Timeline

General K-Deal Issuance Timeline

- **Internal Pool Preparation**
  - Duration: 4 weeks
  - Identify pool collateral
  - Pool preparation including data tapes, asset summary reports and mortgage files
  - Engage Rating Agencies for preliminary analysis

- **Preliminary Due Diligence**
  - Duration: 2 weeks
  - Subordinate Investors perform preliminary due diligence
  - Subordinate bond investor selected
  - Rating Agency preliminary analysis completed
  - Select Rating Agencies

- **Full Due Diligence**
  - Duration: 5 - 6 weeks
  - Perform accounting and legal due diligence
  - Trustee and Master Servicer selected
  - Finalize exceptions to representations and warranties
  - Subordinate Investor confirmatory due diligence completed and pool finalized
  - Finalize Rating Agency levels
  - Finalize preliminary offering documents (OCS, PSA, Term Sheet)

- **Marketing/Placement**
  - Duration: 2 weeks
  - Broker-Dealer announces transaction
  - Respond to Investor inquiries
  - Launch and price senior, mezzanine and interest only classes

- **Closing/Settlement**
  - Duration: 1 - 2 weeks
  - Prepare for closing
  - Finalize offering documents (OCS, PSA, MLPA)
  - Settlement
  - Mortgage files transferred to Trustee and Master Servicer

- **Surveillance**
  - Ongoing
  - Guarantor
  - Surveillance team monitoring
  - Review and clear Trustee exception reports
Multifamily Securitization Program
(2009 – April 30, 2015)

Securitization Volume

<table>
<thead>
<tr>
<th>Year</th>
<th>Total UPB ($ Billion)</th>
<th>Securitizations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>$2.1</td>
<td>2</td>
</tr>
<tr>
<td>2010</td>
<td>$6.4</td>
<td>6</td>
</tr>
<tr>
<td>2011</td>
<td>$13.7</td>
<td>12</td>
</tr>
<tr>
<td>2012</td>
<td>$21.2</td>
<td>17</td>
</tr>
<tr>
<td>2013</td>
<td>$28.0</td>
<td>19</td>
</tr>
<tr>
<td>2014</td>
<td>$21.6</td>
<td>18</td>
</tr>
<tr>
<td>2015</td>
<td>$8.0</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>$101.0</td>
<td>81</td>
</tr>
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</table>
Multifamily Securitization Program – Strengths

- **Strong credit** provided by Freddie Mac’s guarantee plus credit support of underlying mortgages underwritten to Freddie Mac’s portfolio standards.

- **Diversification** through pooled risk of many assets versus single asset risk.

- **Call protection** associated with defeasance or yield maintenance.

- **Rated bonds**, the private-label securities that back the fixed rate K Certificates are typically rated by 1 or 2 nationally recognized statistical rating organizations (NRSROs).

- **Transparency and consistency** on collateral and deal information via Multifamily Securities Investor Access Tool.

- **Liquidity** supported by expectations for repeatable and reliable issuance subject to market conditions.
K-Deal Performance

Since June 2009, Freddie Mac has consistently issued K Certificates which share many key features including:

» Typical transaction size of $1.35 billion in guaranteed bonds backed by $1.5 billion in collateral

» WAVG UW DSCR: 1.53x (range of 1.30x to 2.08x)

» WAVG UW LTV: 69.1% (range of 58.9% to 79.3%)

As of March 2015:

» 99.98% of the K-Deal loans are current (outstanding principal balance)

» There is one 90+ days delinquent loan (representing <1 bp of outstanding principal) and one REO property (representing <1 bp of outstanding principal)

» Four loans are in special servicing (representing <7 bps of outstanding principal)

» Freddie Mac has not realized any credit losses on our K-Deal guarantees.*

» 1.86% of the outstanding loan population (by outstanding principal) is on the servicers’ watchlist**

* There has been $5.375 million in total losses realized by B-Piece investors (representing <1 bp of total issuance)

** The respective servicers maintain a watchlist for each securitization. Loans are added to and removed from the watchlist in accordance with criteria established by CREFC.
### K-Deal Summary By Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Deals</th>
<th>Number of Loans</th>
<th>Mortgage Pool Cutoff Balance ($)</th>
<th>Guaranteed Balance ($)</th>
<th>Average Cutoff Principal Balance ($)</th>
<th>Interest Rate (%)</th>
<th>Remaining Loan Term (Months)</th>
<th>Seasoning (Months)</th>
<th>Loan to Value %</th>
<th>Debt Service Coverage Ratio (x)</th>
<th>Loan Balance % Top 10 Loans</th>
<th>Acquistion Loans (%)</th>
<th>Delinquency % (60+ days &amp; REO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>2</td>
<td>108</td>
<td>2,139,995,180</td>
<td>1,979,495,000</td>
<td>19,814,770</td>
<td>5.707</td>
<td>115</td>
<td>4</td>
<td>69.0</td>
<td>1.51</td>
<td>54.4</td>
<td>28.8</td>
<td>0.00%</td>
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<tr>
<td>2010</td>
<td>6</td>
<td>364</td>
<td>6,443,710,496</td>
<td>5,693,793,676</td>
<td>17,702,501</td>
<td>5.547</td>
<td>113</td>
<td>4</td>
<td>69.0</td>
<td>1.38</td>
<td>46.2</td>
<td>24.9</td>
<td>0.21%</td>
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<tr>
<td>2011</td>
<td>12</td>
<td>839</td>
<td>13,658,171,155</td>
<td>11,722,206,000</td>
<td>16,279,107</td>
<td>4.901</td>
<td>102</td>
<td>5</td>
<td>68.5</td>
<td>1.43</td>
<td>38.7</td>
<td>30.0</td>
<td>0.00%</td>
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<tr>
<td>2012</td>
<td>17</td>
<td>1,141</td>
<td>21,203,764,465</td>
<td>17,922,331,076</td>
<td>18,583,492</td>
<td>4.081</td>
<td>92</td>
<td>6</td>
<td>70.3</td>
<td>1.45</td>
<td>37.3</td>
<td>39.3</td>
<td>0.00%</td>
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<tr>
<td>2013</td>
<td>19</td>
<td>1,391</td>
<td>28,036,171,155</td>
<td>23,696,302,400</td>
<td>20,155,362</td>
<td>3.625</td>
<td>104</td>
<td>6</td>
<td>68.5</td>
<td>1.56</td>
<td>36.3</td>
<td>45.6</td>
<td>0.00%</td>
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<tr>
<td>2014</td>
<td>17</td>
<td>1,299</td>
<td>21,324,933,962</td>
<td>18,262,559,000</td>
<td>16,416,423</td>
<td>3.146</td>
<td>109</td>
<td>3</td>
<td>72.3</td>
<td>1.58</td>
<td>55.4</td>
<td>49.6</td>
<td>0.00%</td>
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<tr>
<td>2015</td>
<td>7</td>
<td>345</td>
<td>7,967,731,965</td>
<td>6,802,773,509</td>
<td>23,094,875</td>
<td>3.146</td>
<td>109</td>
<td>3</td>
<td>72.3</td>
<td>1.58</td>
<td>55.4</td>
<td>49.6</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Total/WA</strong></td>
<td><strong>80</strong></td>
<td><strong>5,487</strong></td>
<td><strong>100,774,415,661</strong></td>
<td><strong>86,079,460,661</strong></td>
<td><strong>18,366,032</strong></td>
<td><strong>4.034</strong></td>
<td><strong>100</strong></td>
<td><strong>5</strong></td>
<td><strong>69.2</strong></td>
<td><strong>1.54</strong></td>
<td><strong>39.0</strong></td>
<td><strong>41.1</strong></td>
<td><strong>0.01%</strong></td>
</tr>
</tbody>
</table>

### 10 Most Recent K-Deals

<table>
<thead>
<tr>
<th>Deal</th>
<th>Closing Date</th>
<th>Number of Loans</th>
<th>Mortgage Pool Cutoff Balance ($)</th>
<th>Guaranteed Balance ($)</th>
<th>Average Cutoff Principal Balance ($)</th>
<th>Interest Rate (%)</th>
<th>Remaining Loan Term (Months)</th>
<th>Seasoning (Months)</th>
<th>Loan to Value %</th>
<th>Debt Service Coverage Ratio (x)</th>
<th>Loan Balance % Top 10 Loans</th>
<th>Acquisition Loans (%)</th>
<th>Delinquency % (60+ days &amp; REO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-717</td>
<td>12/8/2014</td>
<td>75</td>
<td>1,476,857,609</td>
<td>1,229,483,000</td>
<td>19,691,435</td>
<td>3.836</td>
<td>80</td>
<td>4</td>
<td>69.7</td>
<td>1.64</td>
<td>34.3</td>
<td>59.5</td>
<td>0.00%</td>
</tr>
<tr>
<td>K-041</td>
<td>12/16/2014</td>
<td>96</td>
<td>1,380,179,185</td>
<td>1,138,647,000</td>
<td>14,376,867</td>
<td>4.047</td>
<td>117</td>
<td>3</td>
<td>70.9</td>
<td>1.55</td>
<td>30.4</td>
<td>42.1</td>
<td>0.00%</td>
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<tr>
<td>K-F06</td>
<td>12/23/2014</td>
<td>66</td>
<td>1,218,220,758</td>
<td>1,096,398,000</td>
<td>18,457,890</td>
<td>2.059</td>
<td>82</td>
<td>2</td>
<td>73.3</td>
<td>2.08</td>
<td>34.7</td>
<td>65.7</td>
<td>0.00%</td>
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<td>K-042</td>
<td>1/28/2015</td>
<td>78</td>
<td>1,373,113,612</td>
<td>1,125,953,000</td>
<td>17,604,021</td>
<td>4.061</td>
<td>118</td>
<td>2</td>
<td>69.5</td>
<td>1.62</td>
<td>41.0</td>
<td>31.8</td>
<td>0.00%</td>
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<tr>
<td>K-LSF</td>
<td>2/25/2015</td>
<td>11</td>
<td>1,361,282,000</td>
<td>1,225,153,000</td>
<td>123,752,909</td>
<td>1.900</td>
<td>81</td>
<td>3</td>
<td>79.3</td>
<td>1.56</td>
<td>97.7</td>
<td>100.0</td>
<td>0.00%</td>
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<tr>
<td>K-043</td>
<td>3/4/2015</td>
<td>81</td>
<td>1,450,436,954</td>
<td>1,202,049,000</td>
<td>17,906,269</td>
<td>3.945</td>
<td>116</td>
<td>4</td>
<td>67.9</td>
<td>1.60</td>
<td>39.4</td>
<td>52.4</td>
<td>0.00%</td>
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<tr>
<td>K-KA</td>
<td>3/18/2015</td>
<td>17</td>
<td>816,096,000</td>
<td>734,486,000</td>
<td>48,005,647</td>
<td>2.106</td>
<td>118</td>
<td>2</td>
<td>71.1</td>
<td>1.61</td>
<td>83.5</td>
<td>8.4</td>
<td>0.00%</td>
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<tr>
<td>K-J01</td>
<td>3/26/2015</td>
<td>42</td>
<td>142,966,887</td>
<td>114,373,509</td>
<td>3,403,974</td>
<td>4.669</td>
<td>21</td>
<td>39</td>
<td>60.7</td>
<td>1.44</td>
<td>45.4</td>
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<td>0.00%</td>
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<tr>
<td>K-044</td>
<td>4/21/2015</td>
<td>76</td>
<td>1,631,229,679</td>
<td>1,327,413,000</td>
<td>21,463,548</td>
<td>3.887</td>
<td>116</td>
<td>4</td>
<td>70.5</td>
<td>1.53</td>
<td>39.4</td>
<td>40.1</td>
<td>0.00%</td>
</tr>
<tr>
<td>K-F07</td>
<td>4/24/2015</td>
<td>40</td>
<td>1,192,606,833</td>
<td>1,073,346,000</td>
<td>29,815,171</td>
<td>2.061</td>
<td>117</td>
<td>3</td>
<td>77.4</td>
<td>1.61</td>
<td>47.1</td>
<td>56.2</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

1Data as of April 30, 2015.
The weighted average cut-off date LTV ranges from 62.7% to 72.3%, and the weighted average underwritten DSCR ranges from 1.32x to 1.76x.
The weighted average cut-off date LTV ranges from 68.4% to 73.4%, and the weighted average underwritten DSCR ranges from 1.30x to 1.64x.
Sample K-Deal Coupon and Subordination

- **Guaranteed Certificates**
  - Primary: 9 bps
  - Master: 2 bps
  - Trustee: 1 bps
  - Surveillance: .80 bps
  - CREFC Royalty: .05 bps

- **Non-Guaranteed Classes**
  - *17 bps G-Fee paid after WAC notional to A1 & A2

- **Primary, Master, Trustee, Surveillance and CREFC Royalty License Fee**
  - Primary: 9 bps
  - Master: 2 bps
  - Trustee: 1 bps
  - Surveillance: .8 bps
  - CREFC Royalty: .05 bps

**G-Fee**:
- 4.20%
- 4.10%
- 3.50%
- 2.70%

**WAC**:
- 4.50%
- 4.37%
- 4.20%
- 4.10%

**Coupon**:
- 100%
- 15%
- 10%
- 7.5%
- 0%

**Subordination Level**:
- A-1: $102
- A-2: $102
- B: $100
- C: $92
- D: $30
Sample K-Deal Subordination – Sequential Pay

Class A-1, Class A-2 Certificates

Class B Certificates

Class C Certificates

Class D Certificates

Accrued certificate interest, then principal

Losses

15%

10%

7.5%
Sample K-Deal Subordination – Pro Rata Pay

- Pro rata structure is commonly used for floating rate K Deals
- Principal collected is distributed pro rata, unless a Waterfall Trigger Event has occurred and is continuing
- A Waterfall Trigger Event occurs when (i) the number of non-specially serviced loans remaining in the pool falls below the designated threshold as defined in the loan documents or (ii) the total outstanding principal balance of the non-specially serviced loans is less than 15% of the initial total pool balance
Example of Loan Loss in Freddie Mac K-Deal Structure – Scenario 1

This loss example illustrates how the underlying certificates would be affected by loan defaults and the Freddie Mac guarantee assuming that the Servicer is no longer making principal and interest advances with respect to the defaulted loans. This example is hypothetical and for illustrative purposes only. Class balances, loan balances and other mortgage pool characteristics described in this example do not reflect those of any actual underlying certificates or any actual underlying mortgage pool.

Assumptions
Pool Size: $1.3bn
$23mm loan defaults in month 15 (prior to loan maturity)
Loan sold for $15mm in month 25, $8mm loss

| Month 0 | | Month 15 | | Month 25 |
|---------|------|---------|------|
| A-1 + A-2 | $1.100bn | A-1 + A-2 | $1.086bn | A-1 + A-2 | $1.059bn |
| B $50mm | | B $50mm | | B $50mm |
| C $50mm | | C $50mm | | C $50mm |
| D $100mm | | D $100mm | | D $92mm |

Regular interest payments of $75mm and amortization payments of $14mm

Months 1 – 14

Regular interest payments of $46mm which includes interest attributable to the defaulted $23mm loan (paid via Freddie Mac Guarantee).

Regular amortization of $12mm which does not include principal attributable to the defaulted $23mm loan.

Months 16 – 24

$8mm loss on Class D resulting from the loss on the $23mm defaulted loan.

Month 25

$15mm pay down to Class A-1 resulting from recovery on the $23mm defaulted loan.
Sample K-Deal Loss Scenarios

Example of Loan Loss in Freddie Mac K-Deal Structure – Scenario 2

This loss example illustrates how the underlying certificates would be affected by loan defaults and the Freddie Mac guarantee assuming that the Servicer is no longer making principal and interest advances with respect to the defaulted loans. This example is hypothetical and for illustrative purposes only. Class balances, loan balances and other mortgage pool characteristics described in this example do not reflect those of any actual underlying certificates or any actual underlying mortgage pool.

Assumptions

Pool Size: $1.3bn
Losses occur during the first 50 months resulting in Class D being written down to zero
$23mm loan defaults in month 51 (prior to loan maturity)
Loan sold for $15mm in month 53, $8mm loss

<table>
<thead>
<tr>
<th>Month 0</th>
<th>Months 1 – 50</th>
<th>Month 51</th>
<th>Month 52</th>
<th>Month 53</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1 + A-2 $1.100bn</td>
<td>Regular interest payments of $365mm, amortization payments of $125mm and prepayments of $120mm</td>
<td>A-1 + A-2 $855mm</td>
<td>Regular interest payments of $5mm which includes interest attributable to the defaulted $23mm loan (paid via Freddie Mac Guarantee). Regular amortization of $3mm which does not include principal attributable to the defaulted $23mm loan.</td>
<td>A-1 + A-2 $837mm</td>
</tr>
<tr>
<td>B $50mm</td>
<td></td>
<td>B $50mm</td>
<td>B $50mm</td>
<td></td>
</tr>
<tr>
<td>C $50mm</td>
<td></td>
<td>C $50mm</td>
<td>C $42mm</td>
<td></td>
</tr>
<tr>
<td>D $100mm</td>
<td>Losses of $100mm extinguishes Class D</td>
<td>D $0mm</td>
<td>D $0mm</td>
<td></td>
</tr>
</tbody>
</table>
Sample K-Deal Loss Scenarios

Example of Loan Loss in Freddie Mac K-Deal Structure – Scenario 3

This loss example illustrates how the underlying certificates would be affected by loan defaults and the Freddie Mac guarantee assuming that the Servicer is no longer making principal and interest advances with respect to the defaulted loans. This example is hypothetical and for illustrative purposes only. Class balances, loan balances and other mortgage pool characteristics described in this example do not reflect those of any actual underlying certificates or any actual underlying mortgage pool.

Assumptions

Pool Size: $1.3bn

All loans (with the exception of two) pay off on time in month 120

$115mm and $100mm IO loan maturity defaults in month 120

Loans sold for $165mm in month 125, $50mm loss

Month 0

<table>
<thead>
<tr>
<th>A-1 + A-2</th>
<th>$1.100bn</th>
</tr>
</thead>
<tbody>
<tr>
<td>B $50mm</td>
<td></td>
</tr>
<tr>
<td>C $50mm</td>
<td></td>
</tr>
<tr>
<td>D $100mm</td>
<td></td>
</tr>
</tbody>
</table>

Months 1 – 119

Regular payments of interest and principal
Balloon payments in month 120 pay off Class A-1 and part of Class A-2

Month 120

| A-1 Paid Off |
| A-2 $15mm   |
| B $50mm     |
| C $50mm     |
| D $100mm    |

Freddie Guarantee pays $15mm to the Class A-2 in month 120

Month 121

| A-1 + A-2 Paid Off |
| B $50mm          |
| C $50mm          |
| D $100mm         |

Freddie Guarantee reimbursement of $15mm reduces $165mm recovery to $150mm

Class B is paid off
Class C is paid off
Class D is paid $50mm and is written down by $50mm

Month 125

| A-1 + A-2 Paid Off |
| B Paid Off        |
| C Paid Off        |
| D $0mm           |
Freddie Mac securitizes loans via the K-Deal program through the following steps:

- The loans are sold to a third-party depositor who deposits the loans into a third-party trust.
- Private label securities backed by the loans are issued by the third-party trust.
- Freddie Mac purchases and guarantees certain bonds (“Guaranteed Bonds”) issued by the third-party trust and securitizes these bonds via a Freddie Mac trust.
- The resulting Freddie Mac guaranteed structured pass-through certificates (“K-Certificates”) are publicly offered via placement agents.
- The unguaranteed mezzanine and subordinate bonds are issued by the third-party trust and are privately offered to investors via placement agents.

**Relevant Parties/Entities**

- **Underlying mortgage loan seller**: Freddie Mac
- **Underlying originators**: Freddie Mac Program Plus Seller/Servicers
- **Underlying master servicer**: Selected by Freddie Mac through bidding process
- **Underlying special servicer**: Selected by subordinate bond investor in consultation with Freddie Mac
- **Underlying trustee/certificate administrator**: Selected by Freddie Mac through bidding process

Guaranteed Bonds include senior amortizing bonds as well as interest only bonds derived from senior and subordinate P&I bonds.
K-Deal Special Servicers

KeyBank Real Estate Capital

Wells Fargo

TriMont Real Estate Advisors

berkeley point

CW Financial Services

Midland Loan Services
### Deal Characteristics ¹

- **Collateral Type:** Multifamily Fixed Rate Mortgage Loans
- **Collateral Structure Type:** Balloon
- **Mortgaged Loans:** 81
- **Initial Underlying Pool Balance:** $1,450,436,954
- **Rating Agencies:** Fitch / Kroll
- **Waterfall Structure:** Sequential
- **Top 5 State Concentrations:** CO (11.9%), IL (9.8%), VA (9.3%), NY (8.5%), IN (8.1%)
- **WA Mortgage Interest Rate:** 3.945%
- **WA Original Maturity:** 120 months
- **WA DSCR:** 1.60x
- **WA LTV:** 67.9%
- **WA Debt Yield:** 8.29%

¹ As of the Cut-off Date

### Overview of Deal Structure

**Pricing Date:** February 19, 2015

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pricing Spread</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>$106,249,000</td>
<td>S+30</td>
<td>5.78</td>
</tr>
<tr>
<td>A-2</td>
<td>$1,095,800,000</td>
<td>S+49</td>
<td>9.73</td>
</tr>
<tr>
<td>X1 (IO)</td>
<td>$1,202,049,000</td>
<td>T+140</td>
<td>9.06</td>
</tr>
<tr>
<td>X3 (IO)</td>
<td>$248,287,953</td>
<td>T+325</td>
<td>9.64</td>
</tr>
<tr>
<td><strong>Total Guaranteed</strong></td>
<td><strong>$1,202,049,000</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>$103,344,000</td>
<td>S+150</td>
<td>9.88</td>
</tr>
<tr>
<td>C</td>
<td>$36,261,000</td>
<td>S+220</td>
<td>9.90</td>
</tr>
<tr>
<td>D</td>
<td>$108,782,953</td>
<td>S+1103</td>
<td>9.90</td>
</tr>
<tr>
<td><strong>Total Non Guaranteed</strong></td>
<td><strong>$248,387,953</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Structural Diagram

#### Offered K-043 Certificates:

- **Classes A-1, A-2, X1 & X3**
- **Freddie Mac SPC Trust, Series K-043**
- **Classes B and C**

#### Breakdown of Investors (Class A-1, A-2, B and C) ²

- **Banks** 8%
- **Insurance Cos.** 14%
- **Other** 28%
- **Money Managers** 50%
- **Freddie Mac (including Freddie Mac)** 8%

² As of the Closing Date
### Deal Characteristics

**Collateral Type:** Multifamily Fixed Rate Mortgage Loans

**Collateral Structure Type:** Balloon

**Mortgaged Loans:** 75

**Initial Underlying Pool Balance:** $1,476,857,609

**Rating Agencies:** Fitch / Morningstar

**Waterfall Structure:** Sequential

**Top 5 State Concentrations:**
- TX (19.0%), CA (18.5%), CO (11.4%), GA (6.4%), FL (6.4%)

**WA Mortgage Interest Rate:** 3.836%

**WA Original Maturity:** 84 months

**WA DSCR:** 1.64x

**WA LTV:** 69.7%

**WA Debt Yield:** 8.15%

---

### Overview of Deal Structure

**Pricing Date:** December 8, 2014

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pricing Spread</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>$87,283,000</td>
<td>S+31</td>
<td>3.82</td>
</tr>
<tr>
<td>A-2</td>
<td>$1,142,200,000</td>
<td>S+40</td>
<td>6.64</td>
</tr>
<tr>
<td>X1 (IO)</td>
<td>$1,229,483,000</td>
<td>T+105</td>
<td>6.44</td>
</tr>
<tr>
<td>X3 (IO)</td>
<td>$247,374,608</td>
<td>T+285</td>
<td>6.84</td>
</tr>
<tr>
<td>Total Guaranteed</td>
<td>$1,229,483,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>$99,688,000</td>
<td>S+160</td>
<td>6.80</td>
</tr>
<tr>
<td>C</td>
<td>$36,922,000</td>
<td>S+240</td>
<td>6.88</td>
</tr>
<tr>
<td>D</td>
<td>$110,764,608</td>
<td>S+843</td>
<td>6.90</td>
</tr>
<tr>
<td>Total Non Guaranteed</td>
<td>$247,374,608</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

### Structural Diagram

- **Freddie Mac (Mortgage Loan Seller)**
- **FREMF 2014-K717 Mortgage Trust**
- **Investors (including Freddie Mac)**
- **Investors**
- **Insurance Cos. 6%**
- **Other 14%**
- **Money Managers 51%**
- **Banks 39%**

---

### Breakdown of Investors (Class A-1, A-2, B and C)

1. **As of the Cut-off Date**
2. **As of the Closing Date**
**Deal Characteristics**

**Collateral Type:** Multifamily Floating Rate Mortgage Loans

**Collateral Structure Type:** Balloon

**Mortgaged Loans:** 40

**Initial Underlying Pool Balance:** $1,192,606,833

**Rating Agencies:** Not Rated

**Waterfall Structure:** Pro Rata

**Top 5 State Concentrations:**
- TX (34.4%), FL (19.7%), MD (8.0%), NJ (7.7%), GA (5.9%)

**WA Mortgage Capped Interest Rate:** 3.862%

**WA Original Maturity:** 117 months

**WA DSCR:** 1.61x

**WA Capped DSCR:** 1.03x

**WA LTV:** 77.4%

**WA Debt Yield:** 8.17%

---

**Overview of Deal Structure**

**Pricing Date:** April 15, 2015

---

**Offered K-F07 Certificates:**

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pass-Through Rate</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>$1,073,346,000</td>
<td>L + 29</td>
<td>9.39</td>
</tr>
<tr>
<td>X</td>
<td>$1,192,606,832</td>
<td>Variable IO</td>
<td>2.68</td>
</tr>
<tr>
<td><strong>Total Guaranteed</strong></td>
<td><strong>$1,073,346,000</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>$29,815,000</td>
<td>L + 495</td>
<td>9.39</td>
</tr>
<tr>
<td>C</td>
<td>$89,445,832</td>
<td>L + 825</td>
<td>9.39</td>
</tr>
<tr>
<td><strong>Total Non Guaranteed</strong></td>
<td><strong>$119,260,832</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Structural Diagram**

- Freddie Mac (Mortgage Loan Seller)
- FREMF 2015-KF07 Mortgage Trust
- Classes A & X
- Class B
- Class C
- Freddie Mac SPC Trust, Series K-F07 Classes A & X

---

**Breakdown of Investors (Class A, B, and C)**

- **Insurance Cos.:** 57%
- **Money Managers:** 21%
- **Banks:** 22%

---

1. As of the Cut-off Date
2. As of the Closing Date
### Deal Characteristics

**Collateral Type:** Multifamily Fixed Rate Mortgage Loans

**Collateral Structure Type:** Balloon

**Mortgaged Loans:** 36

**Initial Underlying Pool Balance:** $1,145,503,620

**Rating Agencies:** Moody’s / Kroll

**Waterfall Structure:** Sequential

**Top 5 State Concentrations:**
- CA (41.2%), WA (12.4%), TX (12.4%), VA (4.7%), CO (4.7%)

**WA Mortgage Interest Rate:** 3.197%

**WA Original Maturity:** 60 months

**WA DSCR:** 1.74x

**WA LTV:** 62.2%

**WA Debt Yield:** 8.33%

---

### Offered K-503 Certificates:

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pricing Spread</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>$219,503,000</td>
<td>S+27</td>
<td>3.31</td>
</tr>
<tr>
<td>A-2</td>
<td>$709,809,000</td>
<td>S+29</td>
<td>4.45</td>
</tr>
<tr>
<td>X1 (IO)</td>
<td>$939,312,000</td>
<td>T+25</td>
<td>3.94</td>
</tr>
<tr>
<td>X3 (IO)</td>
<td>$206,191,620</td>
<td>T+202</td>
<td>4.68</td>
</tr>
<tr>
<td><strong>Total Guaranteed</strong></td>
<td><strong>$929,312,000</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X2-A</td>
<td>$939,312,000</td>
<td>T+338</td>
<td>3.94</td>
</tr>
<tr>
<td>X2-B</td>
<td>$206,191,620</td>
<td>T+454</td>
<td>4.18</td>
</tr>
<tr>
<td>B</td>
<td>$91,641,000</td>
<td>T+145</td>
<td>4.90</td>
</tr>
<tr>
<td>C</td>
<td>$28,637,000</td>
<td>T+185</td>
<td>4.99</td>
</tr>
<tr>
<td>D</td>
<td>$85,913,620</td>
<td>T+965</td>
<td>4.99</td>
</tr>
<tr>
<td><strong>Total Non Guaranteed</strong></td>
<td><strong>$206,191,620</strong></td>
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</tr>
</tbody>
</table>

---

### Overview of Deal Structure

**Pricing Date:** October 16, 2014

**Structural Diagram**

**Classes**
- A-1, A-2, X1 & X3
- B and C
- D, X2-A and X2-B

**Freddie Mac SPC Trust, Series K-503**

**Investors (including Freddie Mac)**

**Investors**
- Insurance Cos. 9%
- Other 11%
- Money Managers 76%
- Banks 9%

---

1. As of the Cut-off Date
2. As of the Closing Date
### Overview of Deal Structure

**Pricing Date:** May 14, 2014

<table>
<thead>
<tr>
<th>Offered K-S02 Certificates</th>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pricing Spread</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>$326,342,000</td>
<td>S+38</td>
<td>6.43</td>
</tr>
<tr>
<td></td>
<td>X</td>
<td>$383,932,174</td>
<td>T+685</td>
<td>3.14</td>
</tr>
<tr>
<td>Total Guaranteed</td>
<td></td>
<td>$326,342,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B</td>
<td>$19,196,000</td>
<td>S+500</td>
<td>6.99</td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>$38,394,174</td>
<td>S+878</td>
<td>6.99</td>
</tr>
<tr>
<td>Total Non Guaranteed</td>
<td></td>
<td>$57,590,174</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Deal Characteristics

1. **Collateral Type:** Multifamily Seniors Housing Mortgage Loans
2. **Collateral Structure Type:** Balloon
3. **Mortgaged Loans:** 17
4. **Initial Underlying Pool Balance:** $383,932,175
5. **Rating Agencies:** Not Rated
6. **Waterfall Structure:** Sequential
7. **Top 5 State Concentrations:**
   - IL (12.8%)
   - NY (12.1%)
   - MI (10.4%)
   - GA (10.2%)
   - MA (10.0%)
8. **WA Mortgage Interest Rate:** 2.691%
9. **WA Original Maturity:** 91 months
10. **WA DSCR:** 1.91x
11. **WA LTV:** 64.0%
12. **WA Debt Yield:** 9.68%

### Structural Diagram

- **Freddie Mac (Mortgage Loan Seller)**
- **FREMF 2014-KS02 Mortgage Trust**
- **Classes A-1, A-2 & X1**
- **Freddie Mac SPC Trust, Series K-S02 A-1, A-2 & X1**
- **Investors (including Freddie Mac)**
- **Investors**
- **Investors**

### Breakdown of Investors (Class A-1, A-2, B and C)

- **58% Banks**
- **25% Money Managers**
- **7% Insurance Cos.**
- **9% Other**

1. As of the Cut-off Date
2. As of the Closing Date
K-KA Transaction Highlights

Overview of Deal Structure
Pricing Date: March 5, 2015

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pass-Through Rate</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offered K-KA Certificates:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>$743,486,000</td>
<td>L + 29</td>
<td>9.54</td>
</tr>
<tr>
<td>X</td>
<td>$816,096,000</td>
<td>Variable IO</td>
<td>9.72</td>
</tr>
<tr>
<td>Total Guaranteed</td>
<td>$743,486,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>81,610,000</td>
<td>L + 850</td>
<td>3.44</td>
</tr>
<tr>
<td>Total Non Guaranteed</td>
<td>$1,065,666,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Deal Characteristics

Collateral Type: Multifamily Floating Rate Mortgage Loans
Collateral Structure Type: Balloon
Mortgaged Loans: 17
Initial Underlying Pool Balance: $816,096,000
Rating Agencies: Not Rated
Waterfall Structure: Pro Rata
Top 5 State Concentrations: FL (18.7%), TX (13.3%), OR (11.2%), IN (9.1%), AZ (8.9%)
WA Mortgage Capped Interest Rate: 2.106%
WA Original Maturity: 121 months
WA DSCR: 1.61x
WA Capped DSCR: 1.08x
WA LTV: 71.1%
WA Debt Yield: 8.52%

1 As of the Cut-off Date
2 As of the Closing Date
**K-P01 Transaction Highlights**

### Overview of Deal Structure

**Pricing Date: September 14, 2012**

<table>
<thead>
<tr>
<th>Class</th>
<th>Initial Principal or Notional Amount</th>
<th>Pricing Spread</th>
<th>Assumed Weighted Average Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>$48,167,076</td>
<td>S+20</td>
<td>4.29</td>
</tr>
<tr>
<td>A-2</td>
<td>$400,000,000</td>
<td>S+28</td>
<td>5.87</td>
</tr>
<tr>
<td>X (IO)</td>
<td>$448,167,076</td>
<td>T+225</td>
<td>5.70</td>
</tr>
<tr>
<td>Total Guaranteed</td>
<td>$448,167,076</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Deal Characteristics

**Collateral Type:** Multifamily Fixed Rate Mortgage Loans

**Collateral Structure Type:** Balloon

**Mortgaged Loans:** 28

**Initial Underlying Pool Balance:** $448,167,076

**Rating Agencies:** Not Rated

**Waterfall Structure:** Sequential

**Top 5 State Concentrations:**
- CA (29.2%)
- PA (18.6%)
- NJ (15.6%)
- NY (11.8%)
- TX (9.6%)

**WA Mortgage Interest Rate:** 5.863%

**WA Original Maturity:** 120 months

**WA DSCR:** 1.73x

**WA LTV:** 62.3%

**WA Debt Yield:** 10.45%

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1 As of the Cut-off Date
2 As of the Closing Date
Investors

- Since the K-Deal program’s inception, the investor base has grown significantly:
  - 349 investors historically, with +180 Investors participating from January 2014 - April 2015
  - Average of 40 different accounts per execution
  - 25 subordinate investors historically, with 13 participating from January 2014 – April 2015

- Addition to Barclays Index further increased investor base:
  - U.S. Aggregate and Global Aggregate Bond indices
  - U.S. Agency CMBS benchmark as part of its U.S. CMBS index

K-Deal Investors by Type¹

- Bank 35%
- Money Manager 36%
- Other 16%
- Insurance Company/Pension Plan 11%
- Hedge Fund 2%

¹ Data reflects allocations for deals closed through April 30, 2015 and Includes Q-001.
Competition

- Fannie Mae’s GeMS™ products have served as Freddie Mac’s direct competition in recent years.

- Delegated Underwriting and Servicing (DUS) model allows approved lenders to underwrite loans on behalf of Fannie Mae while maintaining certain financial and business credentials.
  - Risk sharing with lenders (Ex. pari-passu 1/3 loss to lender, remaining to Fannie)
  - Average loan size of approximately $11.2 million in 2014

- Fannie “DUS” bonds follow a single loan issuance model.
  - Limited geographic and product diversification to offer investors
  - Little room to penetrate developing credit real estate markets
  - Binary prepayment risk

- Freddie Mac’s higher average loan size allows for institutional sponsorship with various borrowers.
Multifamily Loan Performance Database (MLPD) is available on FreddieMac.com. It provides quarterly performance information on a subset of Freddie Mac's portfolio which includes more than 11,600 loans with a total origination UPB of $114 billion that were purchased by Freddie Mac from 1994 through the end of 2014 Q2.

Of this reported population, approximately 0.6 percent has defaulted through the end of 2014 Q2.

Percent Defaulted by Funding Year

1. The Multifamily Loan Performance Database (MLPD) provides historical information on a subset of the Freddie Mac multifamily loan portfolio. The MLPD comprises information regarding certain multifamily whole loan investments, but excludes loans that are (or will be) put into our mortgage related securities, credit revolvers, old book (pre-1994) loans, and negotiated transactions/structured deals. Because the MLPD data includes whole loans that are held-for-investment, net of the excluded categories just listed, but does not include held-for-sale loans that will later be securitized, it does not have information on loans that previously have been securitized in the form of K Certificates. Information on collateral underlying individual issuances of our K Certificates is available in the Offering Circular Supplement for the relevant K-deal.

2. Percent defaulted equals Total Defaulted UPB / Total Origination UPB in that funding year.
Based on the loans in the MLPD, the average origination LTV ranges from 61% to 75%, and the average origination DSCR ranges from 1.39x to 2.06x.

1. Source: Freddie Mac Multifamily Loan Performance Database. The Multifamily Loan Performance Database (MLPD) provides historical information on a subset of the Freddie Mac multifamily loan portfolio. The MLPD comprises information regarding certain multifamily whole loan investments, but excludes loans that are (or will be) put into our mortgage related securities, credit revolvers, old book (pre-1994) loans, and negotiated transactions/structured deals. Because the MLPD data includes whole loans that are held-for-investment, net of the excluded categories just listed, but does not include held-for-sale loans that will later be securitized, it does not have information on loans that previously have been securitized in the form of K Certificates. Information on collateral underlying individual issuances of our K Certificates is available in the Offering Circular Supplement for the relevant K-deal.
Freddie Mac is an active, consistent issuer of high-grade multifamily securities. Multifamily investments feature transparency and consistency on collateral and deal information throughout the offering documents and through its investor tools. It brought $21 billion in K-Deals to the market in 2014 through 17 offerings.

Investor Tools

Find useful tools for analyzing and tracking the performance of our Multifamily securities, including investor presentations, a historical loan database and the Multifamily Securities Investor Access tool.

Securities

Freddie Mac issues high-grade Multifamily securities. Our signature product is K Certificates, which are regularly-issued structured pass-through securities backed by multifamily mortgage loans.
Multifamily Headcount

- Multifamily Division
  - Underwriting and Credit: 27%
  - Investments & Advisory: 5%
  - Loan Pricing & Securitization: 5%
  - Production & Sales: 18%
  - Asset Management & Operations: 40%
  - Affordable Sales & Investments: 2%
  - Business & Offerings Management: 2%
  - MF Executive: 1%
Deliver consistent and high quality transactions by analyzing and approving transaction creditworthiness.

Market, originate and structure loan products. Ensure volume, profitability and affordable housing targets are met. Manage relationship with sellers and borrowers.

Perform portfolio management, valuation and costing of Multifamily assets. Establish and execute investments, funding and hedging policies and transactions. Develop and manage Multifamily models and analytical capabilities.

Perform pricing and securitization functions related to Multifamily mortgage purchases intended for securitization and new issue securities. Manage investor relations, securities marketing and relationships with bankers.

Manage relationships with servicers. Execute ongoing risk and loss mitigation efforts for the Multifamily portfolio through a risk-based approach.

Implement business transformation including systems and processes to support Multifamily.

Manage settlement, loan accounting, data quality and configuration management functions. Manage audit, Seller/Servicer Guide, performance review and divisional vendor relationships.

Establish, manage and implement divisional administration and planning activities. Manage divisional change governance, new business initiatives process, and customer communications.
David M. Brickman, Executive Vice President, Multifamily

David Brickman is the executive vice president for the Multifamily Business. As head of Multifamily, Brickman is responsible for customer relations, product development, marketing, sales, loan purchase, asset management, capital markets, and securitization for the company’s multifamily business, which includes the flow mortgage, structured and affordable mortgage, CMBS and low-income housing tax credit portfolios. He is a member of the company’s senior operating committee and reports directly to CEO Don Layton.

Prior to this he was the vice president in charge of the Multifamily Capital Markets department in the Multifamily Division at Freddie Mac. In this position, Brickman was responsible for all functions relating to Freddie Mac’s multifamily and CMBS investment and capital market activities, including capital deployment, pricing, portfolio management, securitization, research and model development and CMBS trading. In his previous roles at Freddie Mac, Brickman led the multifamily pricing, costing and research teams and was responsible for the development and implementation of new quantitative pricing models and financial risk analysis frameworks for all Multifamily programs. He also is one of the key architects behind several of Freddie Mac’s innovative multifamily financing products, including the Capital Markets Execution, Freddie Mac’s Reference Bill ARM, the fixed-to-float suite of products and the Performance-Based PC, for which he is the holder of a US Patent.

Prior to joining Freddie Mac in 1999, Brickman co-led the Mortgage Finance and Credit Analysis group in the consulting practice at Price Waterhouse Coopers. At PwC, he led teams of consultants in the development of economic and financial models for major public and private financial institutions, including Freddie Mac, Ginnie Mae, Norwest Mortgage, the Residential Funding Corporation, the Federal Housing Administration, and the Florida Housing Finance Agency. Brickman also served as a financial consultant to the Audit Commission of England and Wales on issues related to the privatization of public housing, and was the Executive Director of a community development corporation engaged in residential and commercial development in Brooklyn, NY.

He has completed all doctoral coursework for his Ph.D. in economics and real estate at the Massachusetts Institute of Technology. He holds a master’s degree in public policy from Harvard University and a bachelor’s degree from the University of Pennsylvania and is a Professorial Lecturer in Finance at George Washington University and an Adjunct Professor of Finance at Johns Hopkins University.

John Cannon, Senior Vice President, Production & Sales

John Cannon joined Freddie Mac Multifamily as head of Production and Sales in February 2012. John’s most recent role of executive vice president of Berkadia Commercial Mortgage as head of the agency operation sets him up well in further expanding Freddie Mac’s business reach. Prior to Berkadia, John oversaw what was then Capmark Finance’s loan production platforms and served as liaison between the lender, the housing finance agencies and conduit lenders.
Deborah Jenkins, Senior Vice President and National Head of Multifamily Underwriting and Credit

Jenkins manages the underwriting and credit approvals for all Multifamily debt investments, and the underwriting and credit staff at Freddie Mac offices across the country. She also managed and developed the underwriting process for multifamily loans eligible for securitization. Jenkins brings 20 years of experience in the commercial finance industry to her position. Prior to joining Freddie Mac in 2008, she was a senior vice president and senior underwriter in the CMBS division of Wells Fargo in Birmingham, Michigan where she spent 7 years managing a CMBS underwriting team. Prior to that, she spent 7 years as a partner and senior vice president in the CMBS and Mortgage Banking groups of Bloomfield Acceptance Company. Jenkins has participated in and spoken at various industry related conferences, seminars and industry trade meetings. She holds a master’s degree in Corporate Finance from Walsh College, and a bachelor’s degree in Corporate Finance from Wayne State University.

Mike Lipson, Senior Vice President, Asset Management & Operations

Mike Lipson joined the company in June 2011 as Senior Vice President, Multifamily Asset Management and Operations. Lipson oversees the $127 billion servicing portfolio, as well as technology initiatives for the division. Mr. Lipson recently served as president and CEO of Berkadia Commercial Mortgage, LLC. Prior to that, he was executive vice president of Capmark Finance where he managed the master, primary and special servicing platforms in the U.S., Europe and Asia before assuming oversight of the origination, underwriting and closing of loans through Freddie Mac, Mae DUS, HUD, FHA and conventional sources. Mr. Lipson’s career also includes founding the Lexington Mortgage Company in Vienna, Virginia, and serving in officer roles at York Associates in Bethesda, Maryland and DRG Financial Corporation in Washington, DC. He holds a Bachelor of Arts in Political Science and a Masters of Science in Real Estate & Urban Development Planning from The American University. He is also a Certified Mortgage Banker (CMB).

Mitchell Resnick, Vice President, Capital Markets

Mitchell Resnick heads pricing for all multifamily loan purchases, capital deployment and marketing for all securitizations including the K-deal program. In addition, he manages the relationships with securities investors and the broker/dealer community. Prior to joining Freddie Mac in 2011, Resnick was a vice president in the Real Estate Finance Group at Goldman, Sachs & Co in New York. In this role he was the co-head of the Capital Markets area where he was responsible for the pricing and distribution of commercial real estate loans. During his 15-year career at Goldman, he also ran the Structured Products Syndicate Desk in London as well as the secondary CMBS trading book in New York. Earlier in his career, he gained experience as an underwriter and analyst for commercial real estate loans. Resnick holds a Bachelor of Science in Economics from the Wharton School at the University of Pennsylvania.
Multifamily Team

Victor Pa, CFA®, Vice President, Multifamily Investments & Advisory
Victor Pa manages Freddie Mac’s more than $100 billion Multifamily and CMBS portfolio and the securitization and securities trading functions for multifamily mortgages and securities, including K Deals. He brings 20 years of experience to this position and has a strong background in portfolio management, structuring of mortgage cash flows, analysis of credit and market risks, and structured pricing. He joined the Multifamily Division in 2004 and started his tenure at Freddie Mac in 1991 in the Financial Research Division. He has served as CFA grader for several CFA exams. Pa holds an MBA in Finance and a bachelor’s in Engineering with a minor in Mathematics, both from Virginia Tech, and the Chartered Financial Analyst designation.

Robert Koontz, Vice President, Multifamily Securitization for Capital Markets
Robert Koontz manages the Multifamily Securitization group responsible for the securitization of a variety of mortgage products. In this role, he is in charge of the securitization function, which includes packaging loans into K-deals and selling the securities to third party investors. In addition to the investor community, he works with the broker/dealers, rating agencies and servicers in bringing K-deals to the market. He is instrumental in the development of new securitization structures and other innovations to the securitization program. Koontz brings 15 years of commercial mortgage securitization experience as a deal manager executing fixed rate conduit and fusion transactions as well as floating rate, single borrower, single asset, seasoned, synthetic and franchise structured transactions. Prior to joining Freddie Mac in 2008, he held vice president positions at Wachovia Securities and Banc of America Securities. Koontz has Master's degree in Real Estate from Georgetown University and a Bachelor of Science in Business Administration – Finance from the University of South Carolina.

Kelly Brady, Vice President of Underwriting & Credit
Kelly Brady is responsible for all credit and underwriting functions related to the securitization of K-deals for Multifamily. She leads a team of underwriters that focus on loan level due diligence process required for securitization including rating agencies and investors. In addition, she is an integral part of Multifamily loan approval and structuring as well as managing Multifamily Credit Policy and Governance. Through her 17 years of experience in commercial real estate lending, including CMBS underwriting and execution, she has a strong understanding of real estate fundamentals, credit risk and CMBS markets. Prior to joining Freddie Mac in 2008, she held a vice president position at Wells Fargo in the Commercial Mortgage Group and underwriting positions with mortgage banking firm, Bloomfield Acceptance Company. Brady has a Bachelor of Business Administration in Finance from the University of Michigan.

David Leopold, Vice President of Affordable Housing Production
David Leopold manages all relationships, transactions and deal negotiations for the affordable housing business, involving targeted affordable lenders, affordable borrowers and low income housing tax credit syndicators. He is the lead contact with housing finance agencies, municipalities and community-based organizations in community development products, programs and services, and manages the company’s affordable housing sales team. He has a two-decade track record of commercial real estate industry leadership and has held leadership positions where he managed origination of tax credit equity investments for Bank of America Merrill Lynch's Commercial Real Estate Division and Bank of America's national lending team for affordable housing and community focused commercial real estate. Prior to his role at Bank of America, he was an affordable housing specialist at the US Department of Housing and Urban Development. He is a licensed financial advisor and has undergraduate and graduate degrees with honors from Fordham University and the University of Colorado respectively.
This product overview is not an offer to sell or a solicitation of an offer to buy any Freddie Mac securities. Offers for any given security are made only through applicable offering circulars and related supplements, which incorporate Freddie Mac’s Annual Report on Form 10-K and certain other reports filed with the Securities and Exchange Commission. This document contains information related to, or referenced in the offering documentation for, certain Freddie Mac mortgage securities. This information is provided for your general information only, is current only as of its date and does not constitute an offer to sell or a solicitation of an offer to buy securities. The information does not constitute a sufficient basis for making a decision with respect to the purchase and sale of any security and is directed only at, and is intended for distribution to and use by, qualified persons or entities in jurisdictions where such distribution and use is permitted and would not be contrary to law or regulation. All information regarding or relating to Freddie Mac securities is qualified in its entirety by the relevant offering circular and any related supplements. You should review the relevant offering circular and any related supplements before making a decision with respect to the purchase or sale of any security. In addition, before purchasing any security, please consult your legal and financial advisors for information about and analysis of the security, its risks and its suitability as an investment in your particular circumstances. The examples set forth above are for illustrative purposes only. Opinions contained in this document are those of Freddie Mac currently and are subject to change without notice. Please visit www.FreddieMac.com for more information.