



Freddie Mac 9% LIHTC Mortgage

Freddie Mac offers financing for affordable multifamily properties that have received a 9% Low-Income Housing Tax Credit (LIHTC) allocation. Our 9% LIHTC Mortgage product provides a financing solution for affordable housing properties at any stage of development, whether the property is newly constructed, or undergoing substantial or moderate rehabilitation. Freddie Mac can also assist you in the acquisition or refinance of an affordable housing multifamily property with 9% tax credit. We invite you to talk to one of our Seller/Service providers through the Freddie Mac Targeted Affordable Housing (TAH) Delegated Network to learn more about our affordable housing products and offerings.

Key Benefits

- Our 9% LIHTC Cash Mortgage provides you with cash for your development project, which reduces the amount of borrowed debt and allows you to offer more affordable rents.
- Loans with HUD Risk Sharing may be allowed more favorable LTV and DCR terms.

At-a-Glance Comparison

Product Summary	Forward Commitment	Immediate Funding	Moderate Rehabilitation
Product Description	Forward commitment for new construction or substantial rehabilitation of affordable multifamily properties with 9% LIHTC	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 9% LIHTC	Financing for the moderate rehabilitation (with tenants in place) of affordable multifamily properties with 9% LIHTC
Type of Funding	Funded and unfunded construction financing; permanent financing at conversion	Permanent financing	Loan proceeds available for acquisition/rehabilitation (max 24 months); full proceeds available at completion and lease-up
Eligible Properties	To-be-built or substantially rehabilitated garden, mid-rise or high-rise multifamily properties that have received a 9% tax credit allocation	Garden, mid-rise or high-rise multifamily properties with 9% LIHTC that meet affordability criteria and with 90% occupancy for 90 days	Garden, mid-rise or high-rise multifamily properties with 9% LIHTC that are undergoing moderate rehabilitation with tenants in place
Minimum Debt Coverage Ratio	<ul style="list-style-type: none"> • 1.15x • 1.10x w/ HUD Risk Sharing 	<ul style="list-style-type: none"> • 1.15x • 1.10x w/ HUD Risk Sharing 	<ul style="list-style-type: none"> • 1.15x • 1.10x w/ HUD Risk Sharing
Maximum Loan-to-Value	<ul style="list-style-type: none"> • 90% of market value • 90% of adjusted value w/ HUD Risk Sharing 	<ul style="list-style-type: none"> • 90% of market value • 90% of adjusted value w/ HUD Risk Sharing 	<ul style="list-style-type: none"> • 90% of market value • 90% of adjusted value w/ HUD Risk Sharing
Loan Term	Up to 36 months for forward (two 6-month extensions available during construction); maximum 30 yr term for permanent loan. Minimum of the remaining LIHTC compliance period.	Minimum of the remaining LIHTC compliance period. Maximum 30 years.	Minimum of the remaining LIHTC compliance period. Maximum term of 30 years. Moderate Rehabilitation period will be included in loan term not to exceed 24 months.
Maximum Amortization	35 years	35 years	35 years
Prepayment Provisions	Yield Maintenance	Yield Maintenance	Yield Maintenance
Subordinate Financing	Available	Available	Available

Fees	Funded – forward commitment: 2%; delivery assurance: 5% Unfunded – forward commitment: 3%; delivery assurance: 5% Other – application fee, extension fee, , delivery assurance fee, legal fees	Application fee, extension fee, breakage fee, legal fees	Application fee, extension fee, breakage fee, legal fees
Application Fee	The greater of \$3,000 or 0.1% of the maximum loan amount	The greater of \$3,000 or 0.1% of the maximum loan amount	The greater of \$3,000 or 0.1% of the maximum loan amount
Tax and Insurance Escrows	Required per <i>TAH Guide</i> on AllRegs™	Required per <i>TAH Guide</i> on AllRegs	Required per <i>TAH Guide</i> on AllRegs