



Freddie Mac Cash Mortgages With Other Affordability Components*

Financing for multi-family properties with regulatory rent or income restrictions

Targeted Affordable Housing Offerings

- Bond Credit Enhancement – 4% LIHTC
- Bond Credit Enhancement With Other Affordability Components
- 9% LIHTC Mortgage
- **Cash Mortgages With Other Affordability Components**
- Moderate Rehabilitation
- Tax-Exempt Bond Securitization (TEBS)
- Fixed and Variable Liquidity Pricing

At-a-Glance Comparison

Product Summary	Immediate Funding
Product Description	Financing for the acquisition or refinance of stabilized affordable multifamily properties
Type of Funding	Permanent financing
Eligible Properties*	Garden, mid-rise or high-rise multifamily properties that meet affordability criteria and with 85% occupancy for 90 days
Minimum Debt Coverage Ratio	1.25x (1.15x w/ HUD Risk Sharing) <u>Cash-out Refinance:</u> 1.30x (1.20x w/ HUD Risk Sharing)
Maximum Loan-to-Value	80% of market value; 90% of market value w/ HUD Risk Sharing
Loan Term	Maximum term of 30 years
Construction Loan Term	NA
Maximum Amortization	30 years
Prepayment Provisions	Yield Maintenance
Subordinate Financing	Permitted per the <i>TAH Guide</i>
Tax & Insurance Escrows	Required per the <i>TAH Guide</i>
Fees	Refer to Exhibit 11: TAH Fee Schedule, in the <i>TAH Guide</i>
Securitization Available	Yes, please refer to the Capital Markets Execution SM Term Sheet for securitization requirements

* May include transactions with Section 8, Section 236, tax abatements or other affordability components.

For more information, visit FreddieMac.com/Multifamily

The information in this document is not a replacement or substitute for information found in the *Delegated Underwriting for Targeted Affordable HousingSM Guide on AllRegs[®]*. Terms set forth herein are subject to change without notice.

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