



Freddie Mac Cash Mortgages

(With Other Affordability Components*)

Freddie Mac offers financing for affordable multifamily properties that have regulatory restrictions on either rent or income per month on at least 20% of the units. Freddie Mac Cash Mortgages provide 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 multifamily property with required other affordability components. We invite you to talk to one of our Seller/Services through our Targeted Affordable Housing (TAH) Delegated Network to learn more about our affordable housing products and offerings.

Key Benefits

- Provides you with cash for your development project, which reduces the amount of borrowed debt and allows you to offer more affordable rents to the community.
- 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	Financing for the acquisition or refinance of stabilized affordable multifamily properties	Financing for the moderate rehabilitation (with tenants in place) of affordable multifamily properties
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	Garden, mid-rise or high-rise multifamily properties that meet affordability criteria and with 90% occupancy for 90 days	Garden, mid-rise or high-rise multifamily properties that are undergoing moderate rehabilitation with tenants in place
Minimum Debt Coverage Ratio	1.25x 1.15 w/ HUD Risk Sharing	1.25x 1.15 w/ HUD Risk Sharing	1.25x 1.15 w/ HUD Risk Sharing
Maximum Loan-to-Value	80% of market value 90% of adjusted value w/ HUD Risk Sharing	80% of market value 90% of adjusted value w/ HUD Risk Sharing	80% 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); 30-yr maximum term for permanent loan beyond construction period	Maximum 30 years	Maximum term of 30 years. Moderate Rehabilitation period will be included in loan term not to exceed 30 months
Maximum Amortization	30 years	30 years	30 years
Prepayment Provisions	Yield Maintenance	Yield Maintenance	Yield Maintenance
Subordinate Financing	Available	Available	Available
Fees	Funded (refundable) – forward commitment: 2%; delivery assurance: 5% Unfunded (refundable) – forward commitment: 3%; delivery assurance: 5% Non-refundable – application fee, extension fee, legal fees	Non-refundable: Application fee, extension fee, legal fees	Non-refundable: Application fee, extension 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

*May include transactions with Section 8, Section 236, tax abatements, and 80-20 bonds, as well as bond refundings or substitution.