



Freddie Mac Conventional Structured Finance

Offers an efficient form of execution for active multifamily investors who are able to pool together similar assets

Key Benefits

- Three Conventional Structured Finance products: Revolving Credit Facility, Multi-Asset Flow Facility and Multi-Asset Crossed Facility
- Built-in pricing and pre-negotiated loan documents
- Ability to lock credit terms and/or interest rates prior to identifying properties to be purchased

At-a-Glance Comparison

Product Summary	Revolving Credit Facility	Multi-Asset Flow Facility	Multi-Asset Crossed Facility
Product Description	Secured line-of-credit. Borrower can move assets in and out of the facility while adhering to the defined facility-level parameters.	Borrower fills the facility with individual loans at defined credit parameters per the products selected, over a 12- to 36-month period	Immediate funding for acquisition or refinancing of portfolio of assets
Type of Funding	Continuous funding as assets are moved in and out of the facility	Funding up to 15 days after closing. Use of funding over 12-24 months after origination.	Funding is up to 15 days after lender closing
Collateral	First lien mortgages (conventional multifamily, seniors housing and/or student housing)	First lien mortgages (conventional multifamily, seniors housing, student housing), acquisition rehabilitation/upgrade, acquisition or refinance	First lien mortgages (conventional multifamily, seniors housing, student housing), acquisition rehabilitation/upgrade, acquisition or refinance
Available for Securitization	No	Yes	Yes
Minimum DCR/ Maximum LTV	See next page	Per defined parameters of product selected	See next page
Fixed or Floating	Both available	Both available	Both available
Cross-collateralization	Under one or more notes, assets will be cross-collateralized and cross-defaulted	Individual loans will be non-crossed (noncoterminous) but will consider a crossed feature on an exception basis (coterminous)	Loans will be cross-collateralized/defaulted (coterminous)
Assumptions	Non-assumable (facility and mortgage level)	Underlying mortgages assumable if removed from facility; facility not assumable	Underlying mortgages assumable if removed from facility; facility not assumable
Other Features	5- or 7-year term plus 1-year extension	Substitutions, assumptions and supplemental loan features may be available depending upon combination of products selected	Substitutions, assumptions and supplemental loan features may be available depending upon combination of products selected
Annual Valuation	Applicable	May be applicable if crossed	May be applicable depending on negotiated terms
Pricing	Floating, full term IO over the 1-month or 3-month Freddie Mac Reference Bills® or LIBOR – no interest rate cap or hedge requirements	Fixed-rate, floating-rate, capped ARMs, acquisition rehabilitation, acquisition upgrade, acquisition, refinance, extended ERL, or standard delivery	Floating-rate, or a combination of fixed- and floating-rate
Fees	Transaction fee, mortgage review fee, collateral addition fee, substitution/release fee, minimum usage fee, unused facility fee, termination fee, legal fee	Transaction fee, application fee, mortgage review fee, collateral addition fee, substitution/ assumption/release fee, legal fee	Transaction fee, mortgage review fee, substitution/ assumption/ release fee, legal fee

For more information, visit FreddieMac.com/Multifamily

Loan-to-Value Ratio and Amortizing¹ Debt Coverage Ratio

REVOLVING CREDIT FACILITY	All Products
	LTV
≥ 7 Year Term	70%
< 7 Year Term	65%
	DCR – Interest-Only
Standard Products	1.55x
Student Housing	1.60x
Seniors – IL	1.60x
Seniors – AL	1.70x

MULTI-ASSET CROSSED	Acquisition and No Cash-Out Refinance			Cash-Out Refinance		
	Amortizing	Partial Interest-Only	Interest-Only	Amortizing	Partial Interest-Only	Interest-Only (using amortizing payment)
<u>LTV</u>						
≥ 7 Year Term	80%	Same as Amortizing	65%	75%	Same as Amortizing	65%
< 7 Year Term	70%	Same as IO	60%	65%	Same as IO	60%
<u>DCR – Standard Products</u>						
≥ 7 Year Term	1.25x	Same as Amortizing	1.55x	1.25x	Same as Amortizing	1.30x
< 7 Year Term	1.25x	Same as IO	1.55x	1.25x	Same as IO	1.30x
<u>DCR – Student Housing</u>						
≥ 7 Year Term	1.30x	Same as Amortizing	1.60x	1.30x	Same as Amortizing	1.35x
< 7 Year Term	1.30x	Same as IO	1.60x	1.30x	Same as IO	1.35x
<u>DCR – Seniors, Independent Living</u>						
≥ 7 Year Term	1.30x	Same as Amortizing	1.70x	1.30x	Same as Amortizing	1.35x
< 7 Year Term	1.35x	Same as IO	1.70x	1.35x	Same as IO	1.40x
<u>DCR – Seniors, Assisted Living</u>						
≥ 7 Year Term	1.40x	Same as Amortizing	1.80x	1.40x	Same as Amortizing	1.45x
< 7 Year Term	1.45x	Same as IO	1.80x	1.45x	Same as IO	1.50x

¹The debt coverage ratio (DCR) calculated for the Partial Interest-Only and Interest-Only period uses an amortizing payment.

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