



Freddie Mac Conventional Mortgage Program

General Requirements for Conventional Mortgage Program Offerings

Eligible Products	Fixed-Rate; Adjustable-Rate; Premier and Standard Lease-Up; Acquisition Upgrade; Acquisition Rehabilitation; Streamlined Refinance; Streamlined Acquisition; New York City Pilot; Student Housing; Seniors Housing
Eligible Loan Purpose	Acquisition, refinance, supplemental and acquisition rehabilitation and acquisition upgrade financing
Eligible Borrowers	Partnership (general or limited), corporation, trust, joint venture, limited liability company or individual
Maximum Amortization Period	30 years. For Supplemental Mortgages, maximum amortization is the greater of 25 years or term remaining on first mortgage.
Minimum Occupancy	Generally 90% for 90 days prior to closing (see Standard and Premier Lease-Up term sheet for an additional option)
Transfers/Assumptions	Allowed during the life of the loan with Freddie Mac approval (subject to a 1% fee)
Recourse Requirements	Non-recourse except for standard carve-out provisions
Third-Party Subordinate Financing	Generally not allowed; will be considered under some circumstances
Appraisal, Environmental Report and Engineering Report	Generally required (not generally required for Streamlined Acquisition and Streamlined Refinance mortgages)
Replacement Reserves	Required
Real Estate Tax Escrow	Generally required
Property Insurance Escrow	Generally required
Application Fee	Standard is the greater of \$2,000 or 0.1% of loan amount
Pricing	<ul style="list-style-type: none"> • Risk-based pricing • On-the-run Treasuries used for fixed-rate loans • For fixed-rate loans, choice of 30/360 or Actual/360 interest calculations • Choice of indices for ARM financing: 1-month or 3-month Freddie Mac Reference Bill® index or a 1-month or 3-month London Interbank Offered Rate (LIBOR) index • Choice of Freddie Mac embedded cap or third party cap