



Freddie Mac Streamlined Financing Options

Offers two streamlined options to refinance or acquire a loan owned by Freddie Mac

Key Benefits

- Speedy review and approval process, reducing time to loan origination
- No cash is required for the good faith deposit
- Reduced documentation and lower costs

At-a-Glance Comparison

Product Summary	Streamlined Refinance	Streamlined Acquisition Financing SM
Purpose	For borrowers who want to refinance their existing Freddie Mac loan	For borrowers who are acquiring a property that is already owned by Freddie Mac
Eligible Loans	Existing Freddie Mac loans with: <ul style="list-style-type: none"> • No existing monetary or nonmonetary defaults • No 30-day delinquencies within the past 12 months • No more than two 30-day delinquencies or one 60-day delinquency over the mortgage term 	Mortgages financing a property that is currently financed by a mortgage owned by Freddie Mac
Eligible Borrowers	Original borrower or approved transferee of existing loan	Partnership (general or limited), corporation, trust, joint venture, limited liability company or individual
Prepayment Fees on Existing Loans	If the loan is not held in a securitized pool, Freddie Mac may agree to waive that portion of the exit or prepayment fee that may equal up to one percent (1%) of the outstanding principal balance of the loan, if the borrower refinances with Freddie Mac	If the loan is not held in a securitized pool, Freddie Mac may provide economic incentive to the new borrower of up to 1% of the current unpaid principal balance to finance the acquisition with Freddie Mac

Loan-to-Value Ratio and Amortizing¹ Debt Coverage Ratio

BASE CONVENTIONAL LTVs AND DCRs	Fixed-Rate LTV/DCR			Adjustable-Rate LTV/DCR ² (DCR at max note rate)		
	Amortizing	Partial Interest-Only	Interest-Only (using amortizing payment)	Amortizing	Partial Interest-Only	Interest-Only (using amortizing payment)
Streamlined Acquisition Financing						
≥ 7 Year Term	80% / 1.25x	80% / 1.25x	65% / 1.30x	80% / 1.05x	80% / 1.05x	65% / 1.10x
< 7 Year Term	70% / 1.30x	60% / 1.35x	60% / 1.35x	70% / 1.05x	60% / 1.10x	60% / 1.10x
Streamlined Refinance – Cash-Out						
≥ 7 Year Term	75% / 1.30x	75% / 1.30x	60% / 1.35x	75% / 1.10x	75% / 1.10x	60% / 1.15x
< 7 Year Term	65% / 1.35x	60% / 1.40x	60% / 1.40x	65% / 1.10x	60% / 1.15x	60% / 1.15x

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

² If the streamlined mortgage is an adjustable-rate mortgage (ARM), ARM loan-to-value, debt coverage ratio rate-lock and prepayment options will apply

For more information, visit FreddieMac.com/Multifamily