



PRODUCT SNAPSHOT

# Cash Loan for Affordable Housing Preservation

## Fast, Efficient Funding for Affordable Housing

Get one of our cash loans to finance affordable housing preservation. We offer fast, efficient execution with the added advantage of capital markets pricing. Choose either a fixed- or floating-rate loan.

It's immediate, permanent financing with a maximum 15-year loan term.

### The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our Sellers to tackle complicated transactions, provide certainty of execution and fund quickly. Contact your Freddie Mac Multifamily representative today — we're here to help.

### Borrowers Who Want to Know More

Contact one of our approved Seller/Service providers at:  
[FreddieMac.com/multifamily/lenders](http://FreddieMac.com/multifamily/lenders)

- Certainty of execution
- Fixed or floating-rate financing to facilitate the acquisition or refinancing of affordable housing properties nationwide
- Financing for multifamily properties with regulatory rent or income restrictions
- May include transactions with Section 8 financing, Section 236 financing, tax abatements or other affordability components
- We support eligible mixed-use properties

Freddie Mac Multifamily  
**Green Advantage**<sup>SM</sup>

Our new Freddie Mac Multifamily **Green Advantage**<sup>SM</sup> initiative rewards borrowers who improve their properties to save energy or water.



[FreddieMac.com/multifamily/product/](http://FreddieMac.com/multifamily/product/)

## Cash Loan for Affordable Housing Preservation ▶ Targeted Affordable

<b>Eligible Property Types</b>	Garden, mid-rise or high-rise multifamily properties that meet affordability criteria and with 90% occupancy for 90 days
<b>Terms</b>	Maximum term of 15 years
<b>Product Description</b>	Financing for the acquisition or refinance of stabilized affordable multifamily properties with fixed-rate or floating-rate cash loans; see the <a href="#">Fixed-Rate Loan</a> or <a href="#">Floating-Rate Loan</a> term sheet for more information
<b>Type of Funding</b>	Permanent, immediate financing
<b>Minimum Debt Coverage Ratio (DCR)</b>	1.25x <sup>1</sup>
<b>Maximum Loan-to-Value (LTV) Ratio</b>	80% of market value <sup>1</sup>
<b>Construction Loan Term</b>	N/A
<b>Maximum Amortization</b>	30 years
<b>Prepayment Provisions</b>	Yield maintenance or defeasance, depending on the product
<b>Subordinate Financing</b>	Permitted per the Freddie Mac Multifamily Seller/Service Guide
<b>Tax and Insurance Escrows</b>	Required per the Freddie Mac Multifamily Seller/Service Guide
<b>Fees</b>	Application fee, commitment fee, plus other fees as applicable
<b>Securitization Available</b>	Yes

<sup>1</sup> Adjustments may be made depending on the property, product and/or market.

### For More Information

Contact your Targeted Affordable Housing representative.



[FreddieMac.com/multifamily/product/](http://FreddieMac.com/multifamily/product/)

The information in this document is not a replacement or substitute for information found in the *Freddie Mac Multifamily Seller/Service Guide*. Terms set forth herein are subject to change without notice.

January 2017