



PRODUCT SNAPSHOT

## Tax-Exempt Loan

### Cost-Effective Tax-Exempt Financing

Our tax-exempt loans (TELs) help borrowers save time and money when they buy or refinance affordable multifamily properties financed with tax-exempt debt.

Our streamlined TEL process means fewer documents, fewer participants and less expense than traditional bond credit enhancements.

We offer fixed- and variable-rate financing and forwards. Check out our new float-to-fixed option to increase your cash flow.

#### 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)

- Great alternative to tax-exempt bond credit enhancements with 4% Low-Income Housing Tax Credits (LIHTC)
- Fixed, floating and float-to-fixed options
- Immediate funding and forwards
- Interest-only options
- We're growing with our Tax-Exempt Loan products: 167 loans to date, \$2.5 billion and counting, in 27 states and D.C.
- 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/)

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## Tax-Exempt Loans ▶ Targeted Affordable

<b>Product Description</b>	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in the LIHTC compliance period	
	<b>Fixed Rate</b>	<b>Variable Rate</b>
<b>Eligible Property Types</b>	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC with 90% occupancy for 90 days	
<b>Terms</b>	Up to 30 years	Up to 10 years
<b>Type of Funding</b>	Immediate fixed-rate financing; forward fixed-rate financing	Immediate variable-rate financing; forward variable-rate financing
<b>Minimum Debt Coverage Ratio (DCR)<sup>1</sup></b>	1.15 <sup>2</sup>	1.20x; with interest rate hedge
<b>Collateral</b>	First-lien mortgages of conventional, seniors housing or student housing properties	
<b>Maximum Loan-to-Value (LTV) Ratio<sup>1</sup></b>	85% of adjusted value or 90% of market value <sup>2</sup>	80% of adjusted value or 85% of market value <sup>2</sup> ; with interest rate hedge
<b>Construction Loan Term</b>	Up to 36 months	
<b>Maximum Amortization</b>	Up to 35 years	
<b>Subordinate Financing</b>	Permitted; supplemental loans are not available	
<b>Tax and Insurance Escrows</b>	Required	
<b>Fees</b>	Application fee, commitment fee, plus other fees as applicable	
<b>Pricing</b>	Transactions will be priced at a spread to 10-year Treasuries	Transactions will be priced at a spread to 1-month LIBOR or 30-day SIFMA
<b>Securitization</b>	Yes, using our M-Deals	
<b>Yield Maintenance</b>	Minimum 10 years' prepayment protection	

<sup>1</sup> May include bond refunding, substitution or new issue transactions with 80-20 bonds, combination bonds, Section 8, Section 236, tax abatements and LIHTC.

<sup>2</sup> Adjustments may be made depending on the property, product and/or market.

### CONTACT YOUR REPRESENTATIVE

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