



PRODUCT SNAPSHOT

Single-Sponsor Execution

A Unique Loan for Your Substantial Assets

Our Single-Sponsor Execution is ideal for borrowers who want customized financing for their more sizeable properties and/or portfolios.

Highly tailored loan terms may include fixed- or floating-rate loans, or a mix of both, as well as other features that give the borrower flexibility. The Freddie Mac Servicing Standard, designed to create a better borrower experience, is in effect through the entire loan process — both before and after securitization.

The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our Sellers/Service providers 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](https://www.FreddieMac.com/multifamily/lenders)

Single-Sponsor Execution

- \$250 million or more for one or multiple properties
- Works with all property classes
- Most products offered by Freddie Mac are applicable—conventional, targeted affordable, seniors housing, student housing, manufactured housing communities
- Lock options include Early-Rate Lock, Index Lock and Standard Delivery
- We support eligible mixed-use properties

Additional Benefits With B-Piece Purchase

- Cross pool diverse disposition strategy; can include laddered maturities for fixed- or floating-rate debt or a combination of both
- Substitution rights allow Sponsors to manage properties as business needs change
- Lower net effective pay rate—after considering cash flow from subordinate bonds

Freddie Mac Multifamily
Green AdvantageSM

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



[FreddieMac.com/multifamily/product/](https://www.FreddieMac.com/multifamily/product/)

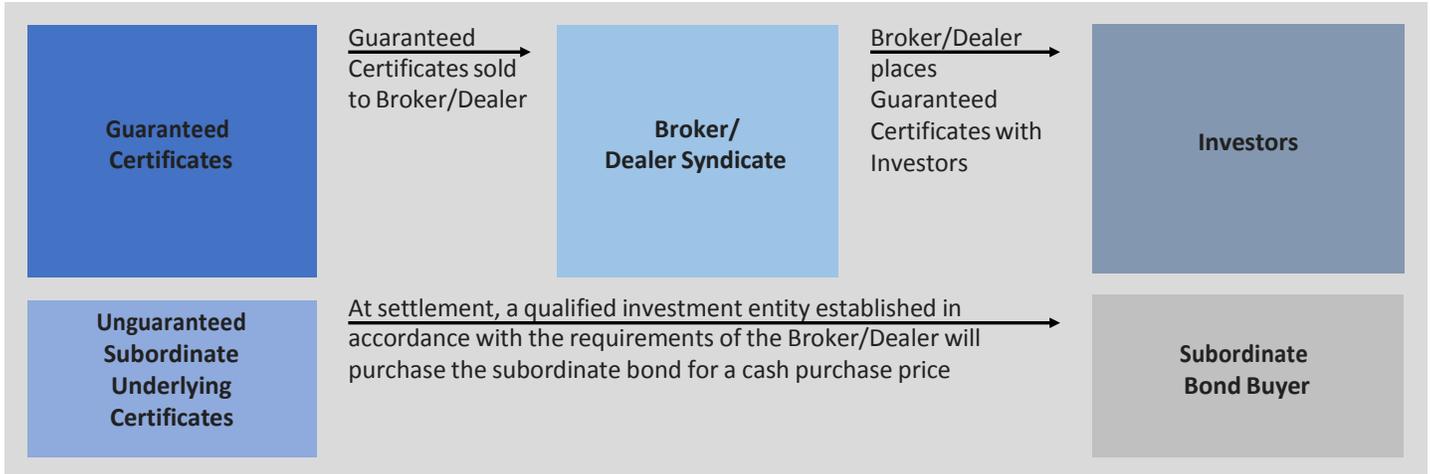
The Terms

Eligible Products	Most product types currently offered by Freddie Mac (e.g., conventional, targeted affordable, seniors housing, student housing, manufactured housing communities)
Terms	Up to 30 years fixed rate, up to 10 years floating rate, or a mix of both
Index	Fixed-rate: US Treasury Securities Floating-rate: 1-month LIBOR index
Lock Options	Early rate-lock option available for varying durations, typically ranging from 60 to 120 days until Freddie Mac purchase; Index Lock and standard delivery are also available
Supplemental Loans	Available subject to requirements specified in Freddie Mac's underwriting guidelines; additional loan-level or aggregate loan-to-value (LTV), debt service coverage ratio (DSCR) and net operating income tests may be required
Recourse Requirements	Loans are non-recourse except for standard carve-out provisions
Reserve Escrows	Tax, insurance and replacement reserves are generally required, subject to standard Freddie Mac underwriting criteria
Prepayment Provisions	Variety of prepayment options available
Interest-Only Period	Full- or partial-term interest-only available
Cross-Collateralization	Choice of crossed or uncrossed loans

Pool Options and Requirements

Pool Size	Generally, \$250 million or greater
Collateral Substitutions	Permitted to allow the Sponsors to manage their properties as business needs change; limited to deals in which the Sponsor buys the B-piece
Assumptions	Available for uncrossed pools (fixed- and floating-rate); assumptions on a crossed pool may be permitted on a case-by-case basis (limited to deals in which the Sponsor buys the B-piece)
Releases from Cross-Collateralization	Permitted subject to minimum pool-level LTV/DSCR thresholds for remaining, unreleased loans

Typical Securitization Structure



For More Information

CONTACT YOUR REPRESENTATIVE		
Denise Hogan	Director	(703) 714-2765 or denise_hogan@freddiemac.com
David Quadt	Associate Director	(703) 714-3533 or david_quadt@freddiemac.com