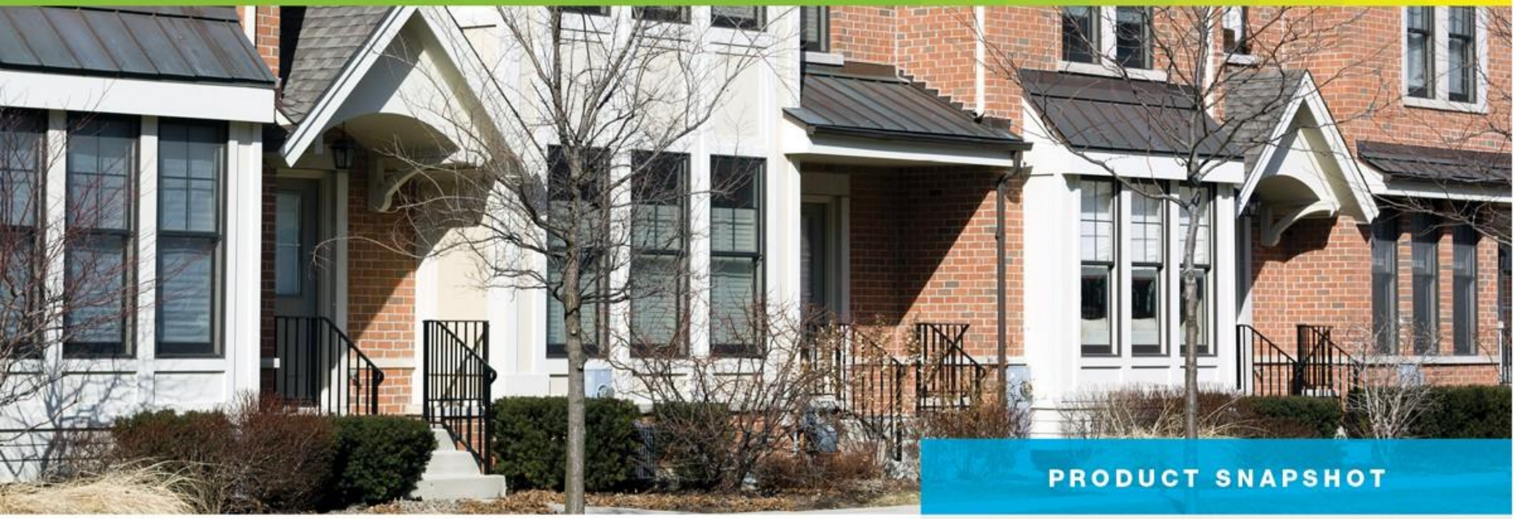


PRODUCT SNAPSHOT

Variable Liquidity Pricing

Take Advantage of a Low-Rate Environment

Take advantage of a reduced upfront fee and the current low-rate environment.

We provide the industry's longest liquidity facility for tax-exempt bonds. Pricing for our facility has a fixed-rate component, set for five years, and a variable component that resets every 90 days. See the example on page 3.

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/Servicers at:
FreddieMac.com/multifamily/lenders

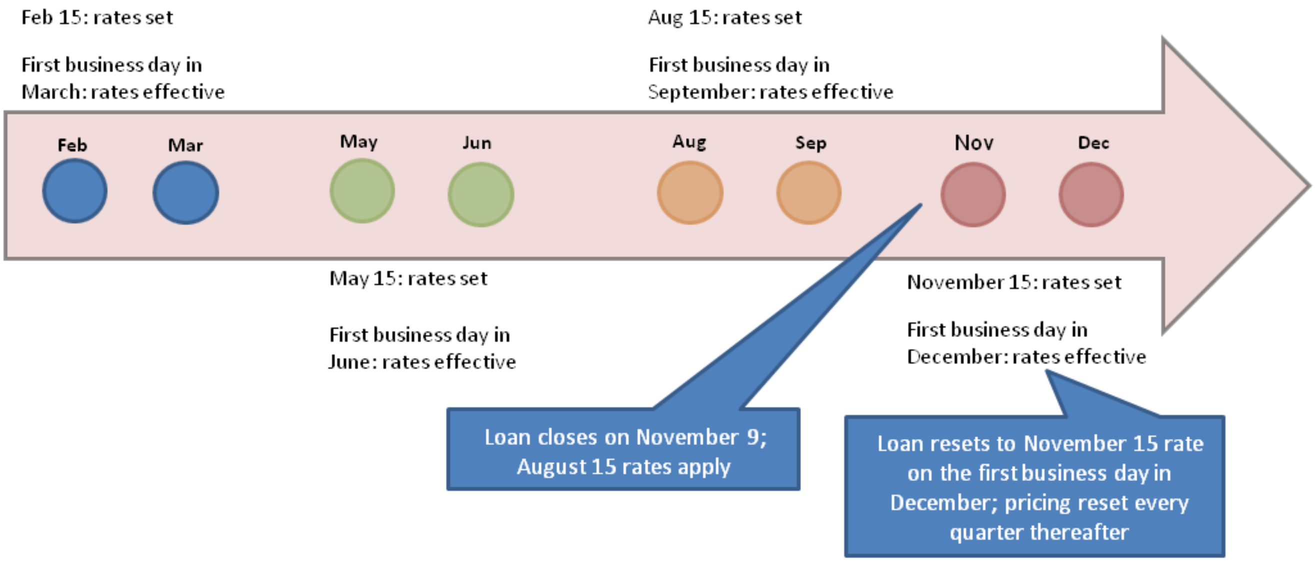
- Five-year liquidity facility with the fee comprised of a fixed component and a variable component
- Eligible: Retail bond credit enhancements (immediate funding and forwards) and Tax-Exempt Bond Securitization (TEBS) transactions
- Extensions may be available with the repricing of the fixed component
- We support eligible mixed-use properties

Freddie Mac
MULTIFAMILY

Eligible Transactions	Targeted Affordable Housing (TAH) retail bond credit enhancement transactions involving immediate fundings and funded forwards and Tax-Exempt Bond Securitization (TEBS) transactions
Maximum Liquidity Contract Price	No ceiling; borrowers may hedge that risk at their own expense
Upfront Liquidity Fee	50 bps due at application
Ongoing Liquidity Fee Structure	Fixed component (set forth in contract) + quarterly variable component (i.e., "spread")
Fixed Component	Amount to be set by Freddie Mac based on market conditions. Borrowers may contact a Freddie Mac TAH Multifamily Seller/Servicer for more information: Freddie Mac TAH Seller/Servicers can contact their Freddie Mac TAH representative
Variable Component ("Spread")	Amount (if any) by which the 90-day LIBOR exceeds the 3-month T-Bill rate. Minimum spread will always be > 0 bps
Spread Reset	Quarterly; see "How It Works" section below
Liquidity Contract Duration	5 years; contract renewal may be subject to availability
Credit Enhancement Duration	10 - 30 years
Repricing of Fixed Component	If there is no event of default, a new fixed component may be proffered by Freddie Mac six months prior to the end of the initial 5-year contract period subject to availability; if available, the new fixed component will be established by Freddie Mac based on then-current economic conditions
Underwritten Interest Rate for Use in Debt Coverage Ratio Computation (for Retail Transactions only)	Cap Primary Test: 52-week SIFMA Index + 200 bps stress + fee stack* (not including liquidity fee) + 185 bps for variable liquidity facility (stressed rate) Cap Secondary Test: cap strike rate + fee stack* (not including liquidity fee) + actual variable liquidity pricing at the time of underwriting (includes fixed component + variable component) *Fee stack typically consists of the Freddie Mac G-fee + servicing fee + remarketing agent fee + trustee fee + issuer fee.
Loan-to-Value Ratio (for Retail Transactions only)	Cap: 80% of adjusted or 85% of market value
Variable Rate Bonds	All variable rate bonds require at least a 5-year interest rate cap to hedge the variable interest rate risk

How It Works

Quarterly resets: Variable rates are pulled for the 90-day LIBOR and 3-month T-Bill rates on February 15, May 15, August 15 and November 15. On the first business day of the following month (i.e., March, June, September, December), the rates are applied to the loan, as illustrated here:



End of 5-year term: After the passage of four years and six months of the 5-year liquidity contract, the borrower and Freddie Mac will discuss another 5-year contract. If Freddie Mac no longer offers liquidity contracts, or if the borrower and Freddie Mac decide not to renew the liquidity contract, the borrower has the option to either convert to a fixed-rate bond (with Freddie Mac's consent) or to continue with a variable-rate bond with liquidity being provided by another liquidity provider.

For More Information

Please contact your Freddie Mac TAH relationship manager for more information.

January 2017