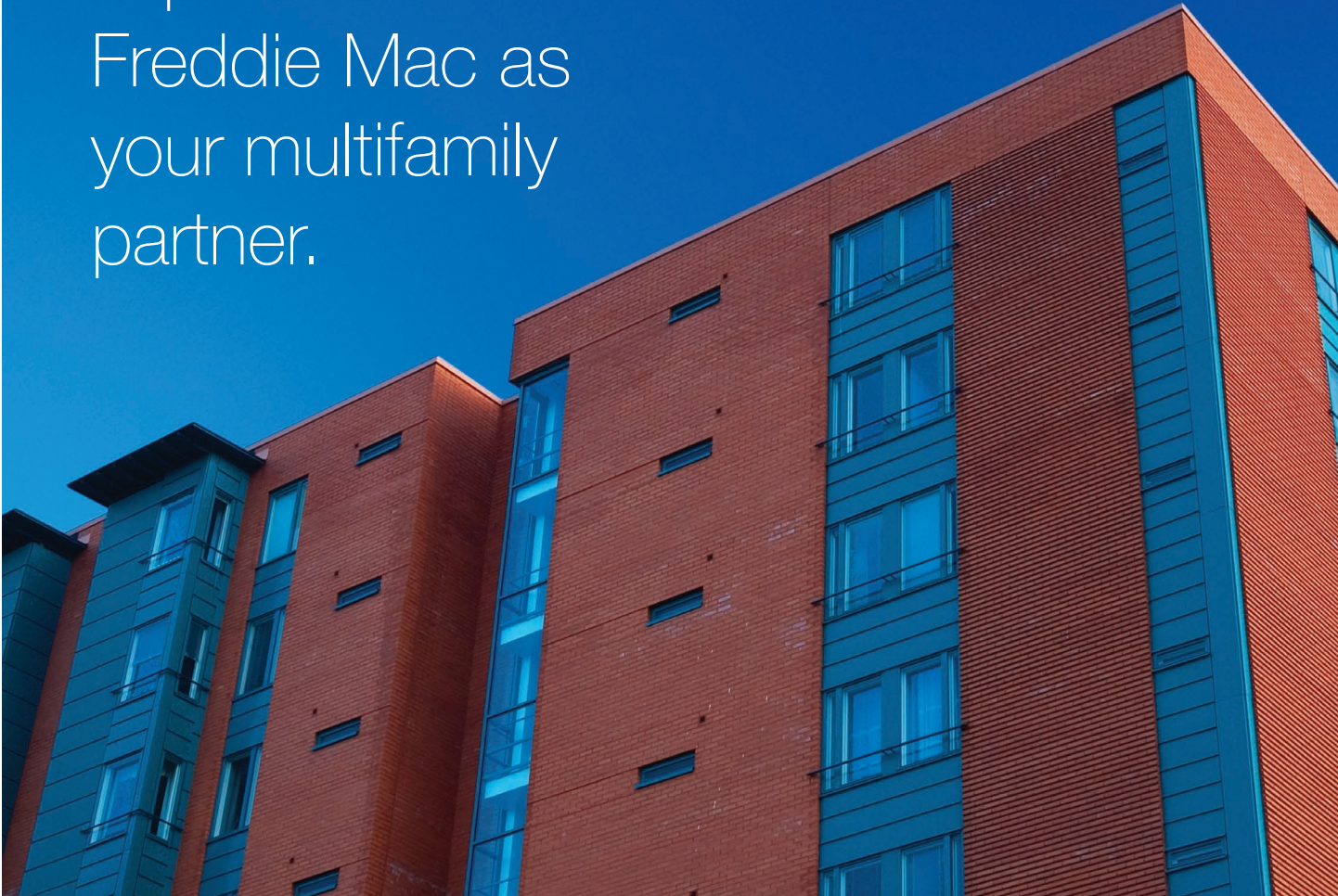


You can
expect more with
Freddie Mac as
your multifamily
partner.



Planning to buy, build, rehabilitate, or refinance a multifamily property? With a variety of offerings that are evolving to meet your needs and a host of creative and flexible financing solutions, consider Freddie Mac as your preferred source for your multifamily business.

Borrowers keep coming back to Freddie Mac and our network of Program Plus® Seller/Serviceicers for the level of service they enjoy throughout the life of their Freddie Mac loan, and because our broad line of multifamily mortgage offerings ensures that capital is available to meet all of their multifamily financing needs. We're your source of liquidity and stability in the multifamily market.

Take a look at this overview of our conventional mortgages and then view real stories at www.FreddieMac.com/corporate/expectmore about how our customers expected more and we delivered.

We invite you to talk to one of our Program Plus Seller/Serviceicers and find out why you can expect more from Freddie Mac on your next deal. For links to our list of Program Plus Seller/Serviceicers and our Product Information page, visit www.FreddieMac.com/multifamily.



www.FreddieMac.com/multifamily



Expect More



Freddie Mac Conventional Mortgage Program Offerings At-A-Glance



We make home possible®

Freddie Mac Conventional Mortgage Program Offerings

Conventional Mortgage Program Offering	Standard Loan Terms								Available Amortization			Loan-to-Value Maximum	Loan-to-Value Maximum (Interest-Only)
	3	5	7	10	15	20	25	30	Fully amort	IO	Partial IO		
Standard													
• Freddie Mac Fixed-Rate Mortgage		x	x	x	x	x	x	x	x	x	x	80% for terms ≥ 7 yrs 75% for terms < 7 yrs	Full IO: 70% for terms ≤ 10 yrs; 65% for terms > 10 to 15 yrs Partial IO: 80% for terms 7 to 15 yrs with up to 5 yrs IO; 75% for terms < 7 yrs; with up to 4 years of IO
• Freddie Mac Adjustable-Rate Mortgage	x	x	x	x						x		80% for terms ≥ 7 yrs 75% for terms < 7 yrs	Same as fixed-rate
Construction Takeout, Rehab, Upgrade													
• Freddie Mac Premier Lease-Up		x	x	x	x	x	x	x	x	x	x	80% LTV 90% LTC	Same as fixed-rate
• Freddie Mac Acquisition Upgrade Mortgage		x	x	x	x	x	x	x	x		x	86% purchase price 80% total cost 80% as stabilized appraised value	
• Freddie Mac Acquisition Rehabilitation Mortgage		x	x	x	x	x	x	x	x		x	90% purchase price 80% total cost 80% as stabilized appraised value	
• Freddie Mac Forward Commitment ⁵			x	x	x	x	x	x				80% LTV 90% LTC	
Emphasis on Proceeds													
• Freddie Mac High-Leverage Loan			x	x					x		x	Combined 85%	
Portfolio Retention⁶													
• Freddie Mac Streamlined Acquisition Mortgage		x	x	x	x	x	x	x	x	x		80% for terms ≥ 7 yrs 75% for terms < 7 yrs	Same as fixed-rate
• Freddie Mac Streamlined Refinance Mortgage		x	x	x	x	x	x	x	x	x		80% for terms ≥ 7 yrs 75% for terms < 7 yrs	Same as fixed-rate

Debt Coverage Ratio Minimum ¹	Debt Coverage Ratio Minimum ¹ (Interest-Only)	Rate-Lock Options ²			Prepayment Options ³						Supplemental Financing
		Standard	Early	Extended Early	Std YM	F-to-F	T+	1-yr, 1% (ARMs)	3,2,1 step-down (ARMs)	5,4,3,2,1 step-down (ARMs)	
1.25x	Full IO: 1.20x for terms ≤ 10 yrs; 1.45x for terms > 10 to 15 yrs	x	x	x	x	x	x				x
1.25x underwritten at index + quoted spread + servicing fee + 100 bps	Same as fixed-rate	x	x		x			x	x	x	x
1.05x at close	1.05x at close	x	x	x	x	x	x				x
1.25x as stabilized	1.20x for terms ≤ 10 yrs as stabilized 1.45x for terms > 10 yrs as stabilized										
1.15x IO, as is		x	x	x	x	x	x				x ⁴
1.20x amortizing, as stabilized											
1.10x IO, as is		x	x	x	x	x	x				x ⁴
1.15x amortizing, as stabilized											
1.25x		x	x	x	x	x	x				x
Combined 1.10x		x			x	x	First mtg				x
1.25x	Same as fixed-rate	x	x > \$2.5m	x	x	x	x	x	x	x	x
1.25x	Same as fixed-rate	x	x > \$2.5m	x	x	x	x	x	x	x	x

General Requirements for Freddie Mac Conventional Mortgage Program Offerings

Eligible Loans	Freddie Mac provides refinance, acquisition, and moderate rehabilitation financing
Eligible Borrowers	Partnership (general or limited), corporation, trust, joint venture, limited liability company or individual
Maximum Amortization Period	30 years
Minimum Occupancy	Generally 90% for 90 days prior to closing. See Premier Lease-Up term sheet for an additional option
Recourse Requirements	Nonrecourse except for standard carve-out provisions
Third Party Subordinate Financing	Generally not allowed. Will be considered under some circumstances
Appraisal, Environmental Report, and Engineering Report	Generally required (not generally required for Streamlined Acquisition and Streamlined Refinance Mortgages)
Replacement Reserves	Generally not required
Real Estate Tax Escrow	Generally required
Property Insurance Escrow	Generally required
Transfers/Assumptions	Allowed during the life of the loan with Freddie Mac's approval
Application Fee	Standard is the greater of \$2,000 or 0.1% of loan amount (Forward Commitments and High-Leverage Loans have different fee structures)
Pricing	<ul style="list-style-type: none"> • Risk-based pricing • For fixed-rate loans, borrowers can choose 30/360 or Actual /360 interest calculations • On-the-run Treasuries used for fixed-rate loans • Borrowers have a choice of indices for ARM financing: 1-month or 3-month Freddie Mac Reference Bill® index or a 1-month or 3-month London Interbank Offered Rate (LIBOR) index

¹ Amortizing unless otherwise noted.

² There are three rate-lock options: 1) Standard Rate-Lock: rate-lock occurs after full underwriting; 2) Early Rate-Lock: You can lock the interest rate up to 4 months prior to anticipated purchase by Freddie Mac; or 3) Extended Early Rate-Lock: You can lock the rate up to between 5 and 12 months prior to anticipated purchase by Freddie Mac.

³ Prepayment options are not mutually exclusive. For example, for fixed-rate mortgages you can choose Treasuries Plus Yield Maintenance and Fixed-to-Float options. A brief description of each option is as follows:

- Std YM (Standard Yield Maintenance): Yield Maintenance period is dependent on loan term.
- F-to-F (Fixed-to-Float): Available for loans with terms from 5 to 15 years. Borrowers agree to a yield maintenance provision that applies to the full fixed-rate loan term. (For example, a 10+1 loan would have a full 10-year yield maintenance provision.) In return, borrowers can extend their loan term for one year, at which time the mortgage rate converts to a floating-rate equal to 250 bps (gross) over the 1-month Freddie Mac Reference Bill® index.
- T+ (Treasuries Plus Yield Maintenance Option): The assumed reinvestment rate in the yield maintenance formula can be modified up to the Treasury security (T) yield rate plus 100 bps (or net spread, whichever is lower). The yield maintenance formula will still contain the minimum 1% prepayment premium.
- 1yr/1% (ARMs): 1-year lockout, 1% thereafter.
- 3,2,1 step-down (ARMs): Starting in year 4, Freddie Mac will waive the remaining 1% prepayment premium if the loan is converted to a Freddie Mac fixed-rate mortgage.
- 5,4,3,2,1 step-down (ARMs): Starting in year 6, Freddie Mac will waive the remaining 1% prepayment premium if the loan is converted to a Freddie Mac fixed-rate mortgage.

⁴ Supplemental debt is prohibited during the rehabilitation/upgrade and stabilization phase.

⁵ There are two Forward Commitment options available: 1) Forward Rate-Lock: The rate for the permanent mortgage is locked at the time Freddie Mac issues the Forward Commitment; or 2) Funded Forward: The construction and permanent mortgage interest rate is set at the time Freddie Mac issues the Forward Commitment. Freddie Mac will advance funds to the construction lender prior to, or during construction. As a condition of advancing funds, Freddie Mac requires a letter of credit as collateral during the construction and lease-up phases.

⁶ If the Streamlined mortgage is an ARM, ARM rate-lock and prepayment options will apply.

Note that for any particular loan, product terms and requirements may vary from the terms and requirements set forth in this brochure.