

Exhibit 1: Underwriting Checklists (12/14/23)

Section 1.32



Targeted Affordable Housing Bond Credit Enhancement Mortgage and Tax-Exempt Loan Forward Commitment Underwriting Checklist

Applies to TAH Bond Credit Enhancement Mortgages and TELs originated under a Forward Commitment for:

- New construction, or
- Substantial rehabilitation

Please see Chapter 55 of the Freddie Mac *Multifamily Seller/Service Guide* for a full description of each item listed.

Underwriting Documents

- ☐ Application fee
- ☐ Quote, final
- ☐ Seller's certification regarding compliance with representations and warranties
- ☐ Mortgage transaction narrative analysis
- ☐ Borrower Certificate and Key Borrower Principal Certificate – Form(s) 1115, as applicable, if the Borrower entity is organized as of the date of submission of the full underwriting package
- ☐ Financial statements of Borrower and Key Borrower Principals – certified
- ☐ Credit reports
- ☐ Real Estate Schedule – Form 1116
- ☐ Wood-damaging insect inspection report or a certification from the Property's current pest control provider, when required ¹
- ☐ Seller's pro forma property financial statements
- ☐ Aged Receivables Report, if applicable
- ☐ Rent roll – certified, dated within 30 days of package submission, if applicable
- ☐ Historical property financial statements – certified, for the preceding three completed fiscal years
- ☐ Current property financial statements – certified, dated within 30 days of package submission
- ☐ Blanket Certification for property financial statements, Aged Receivables Report(s) (if applicable), and rent rolls
- ☐ Property inspection documentation

¹ See Section 8.2(e) for instances when wood-damaging insect documentation is required

- ☐ For Properties with problematic materials, equipment and systems (i.e. aluminum wiring, galvanized steel, polybutylene piping, etc¹.):

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- Certification from the appraiser that the problematic materials, equipment and systems were considered in the valuation of the Property (can be documented in the Appraisal)
- Evidence that there is no exclusion in the hazard insurance policy for damage caused by the problematic materials, equipment or systems (can be documented on the ACORD, certificate of insurance or other equivalent documentation)

- ☐ Flood zone determination (FZD)
- ☐ Appraisal
- ☐ Environmental report
- ☐ Market study
- ☐ Photographs
- ☐ Zoning documentation
- ☐ Access easement and Essential facilities and/or Recreational Facilities easement documentation, if applicable
- ☐ Confirmation of compliance or a request for approval of shared facilities or access, if applicable
- ☐ Commercial lease documentation, if applicable
- ☐ Management plan or management agreement
- ☐ Ground lease documentation, if applicable
- ☐ Registration of rental units, if applicable
- ☐ Seller's mortgage loan application with Borrower
- ☐ Certified Organizational Charts for Borrower, Guarantor (not in Borrower's organizational structure), Master Tenant, Pre-Approved Transferee (not in Borrower's organizational structure), or Operator along with Certification — Organizational Chart, Form 1114
- ☐ Equity Conflict of Interest statement, if applicable
- ☐ Verification of Collections – Form 1144, or certified operating statements for the most recent three months
- ☐ Evidence of Insurance – Form 1133, Seller/Service certification of insurance coverage, and other insurance documentation
- ☐ Real estate tax bill, if applicable
- ☐ Purchase agreement documentation
- ☐ Cooperative analysis, if applicable
- ☐ Legal Issues Analysis form (LIA)
- ☐ Seismic risk documentation, if required by Chapter 64
- ☐ Regulatory agreements and amendments
- ☐ For a LIHTC Property utilizing the Income Averaging Set-Aside, LIHTC Compliance/Monitoring documentation
- ☐ Summary of interest rate hedge terms, if variable interest rate Mortgage
- ☐ Certification regarding payment of fees and expenses of Freddie Mac outside counsel
- ☐ Bond/TEL distribution list
- ☐ Proposed transaction schedule
- ☐ 501(c)(3) Due Diligence Checklist, if the bonds or the TEL is issued under Section 501(c)(3) of the IRC
- ☐ Condominium analysis, if the Mortgage is subject to a condominium regime (may be included in the Mortgage transaction narrative analysis)

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- ☐ Optigo Lender's Fee Certification – Conventional and Targeted Affordable Housing form, if applicable
- ☐ Additional documentation, as required by Freddie Mac

Construction Documentation

Construction documentation for Forward Commitments*

- ☐ Final pre-construction analysis report
- ☐ A narrative summary with the following content:
 - Property and site description, including adequacy of budget and schedule, environmental issues/resolution, seismic issues/resolution, other outstanding issues/resolution, and if a substantial rehabilitation, statements regarding the adequacy of the scope to address any deficiencies identified in the property condition and Phase I reports
 - A summary analysis of construction team's qualifications, including the capability of the architect, contractor and developer to execute the plan

*See Section 28A.1(e) or Section 25A.1(e) for construction documentation that must be delivered after the date of the Forward Commitment for a Forward Commitment