

Freddie Mac 2017 Production Cap Analysis

Cap Exclusion Priority Order	Cap Exclusion Category	2017 Volume (\$B) ^{1,2}	% of Total Volume	Gross Cap Exclusion Volume (\$B) ^{1,2}
1	Green Certification Properties	\$0.0	0%	\$0.0
2	Green Up & Green Up Plus	\$18.7	26%	\$18.7
3	Manufactured Housing Communities	\$1.1	1%	\$1.1
4	Allocation of Targeted Affordable	\$5.5	7%	\$5.9
5	5-50 unit properties @ 80% AMI	\$3.6	5%	\$3.7
6	Rural Pro Rata % @ 80% AMI	\$0.3	0%	\$0.5
7	Seniors AL Pro Rata % @ 80% AMI	\$1.7	2%	\$1.9
8	Conventional High Cost Pro Rata % @ 80%	\$2.7	4%	\$4.3
9	Conventional Very High Cost Pro Rata % @100%	\$1.4	2%	\$5.0
10	Conventional Pro Rata % @ 60% AMI	\$4.5	6%	\$13.2
Total Volume Excluded From Cap		\$39.5	54%	
Total Volume Included Within Cap		\$33.7	46%	
Total 2017 Volume		\$73.2	100%	

Notes:

1. The volume totals include approximately \$176M of transactions that are backed by pools of single-family rental properties and are subject to uncapped volume exclusions based on FHFA scorecard guidance.
2. When determining the categorization of a cap exclusion loan, that loan may fall into multiple cap exclusion categories. For presentation purposes, the loan will fall exclusively into the first cap exclusion category under which it qualifies in accordance with the "Cap Exclusion Priority Order" column in the "2017 Volume (\$B)" column. Separately, we present the aggregate amount of each cap exclusion category in the "Gross Cap Exclusion Volume (\$B)" column whether or not it was presented in a previous cap exclusion category. As a result, the same loan may appear in multiple cap exclusion categories in the "Gross Cap Exclusion Volume (\$B)" where it is only present once in the "2017 Volume (\$B)" column.