

Affordability Test (using LST)

Analysis Directions

- 1. Open the Affordability Test on the Freddie Mac website.
- 2. Open the Loan Submission Template (LST). The Affordability Test imports data from the Input Sheet and Rent Roll tabs in the LST, so please don't manipulate these tabs (including overwriting or unprotecting them) as that could result in inaccurate results.
 - a. The Input Sheet tab will need the correct State, County and Utility Structure.
 - b. The Rent Roll tab should be filled out completely noting Unit Type, Contracted Rent, etc.
 - i. If subsidies are provided at the property, be sure to populate the Contract Rent column with the combined tenant payment and subsidy payment. In the Subsidy column, populate with the subsidy amount only. The Affordability Test will net to an effective tenant-paid rent.
- 3. Click the "Import LST" button at the top right of the Affordability Test.

1	A	В	D	F	G	Н	L. L.	L						
1	INPUT	s		FHFA UTILITY ALLOW	ANCE TABLE									
2	Select State*			# Bedrooms	Utility Estimate	Import fro	om LST/XML	# Bedroo						
3	Select County*			0	\$ 66.00			0						
4	Use FHFA Utility Allowance*			1	\$ 88.00			1						
5	Rent Restricted Unit Count (LURA)			2	\$ 116.00			2						
6	Freddie Mac Preservation Unit Count			3+	\$ 143.00	Fields with	* are required							
7	Manufactured Housing													
8	Use HUD Snrs Housing Est			SE	NIORS/STUDENT/MHC OV	/ERRIDES								
9	Select Census Tract			Mission Driven %	VLI		60% AMI							
10	Status (Internal Use Only) *													
11	Rent Roll Date													
12	Green Certification?													
13	Green Up & Green Up Plus			*** Fred	die Mac - Internal	Use Only **	*							
14	LIHTC							-						
15	Public Housing Authority (PHA)			WORKFORCE HOUSING										
16	Co-Op/ROC	p/ROC												
17	501(c)(3)			Under Rent Limits 0.0%										
18	DTS Tenant Protection			Under Rent Limits (Unit Count)0										
19			1	Property Quality										
20	MARKET/MISSION DRIVEN BREAKDOWN	Show/Hide Detail		Construction Date										
21	Market Type:			Narrative (limited amenity pack										
22	Regulatory/Use Agreement	0%												
23	Small Property	0%												
24	Manufactured Housing	0%												
25	Seniors Housing	0%		Determination*	No									
26	Rural Area	0%												
27	Preservation (Workforce Housing)	0%												
30	Public Housing Authority (PHA)	0%		Questions about the tool? Email mf reporting group@freddiemac.com and attach a copy of the tool										
31	Market Rent	0%												
32	Green Up & Green Up Plus	0%												
33	Green Certification?	0%												
34	TOTAL MARKET													



- 4. Check the Inputs section on the top left and manually enter any information not filled in by the Import button.
 - a. Check the FHFA Utility Allowance row to ensure it carried over from the LST.
 - i. If the tenant is responsible for any utilities, this field should reference "Yes".
 - b. If Rent-Restricted, enter the number of units.
 - c. Enter info for Specialty Products listed in the Inputs section
 - d. The "Status" input is for Internal Use Only

	А	В	D	F	G	Н	I.	J
1	INPUT	s		FHFA UTILITY ALLO	WANCE TABLE			
2	Select State*			# Bedrooms	Utility Estimate	Import fr	om IST/XMI	# Bedro
3	Select County*			0	\$ 66.00	mporen		0
4	Use FHFA Utility Allowance*			1	\$ 88.00			1
5	Rent Restricted Unit Count (LURA)			2	\$ 116.00			2
6	Freddie Mac Preservation Unit Count			3+	\$ 143.00	Fields with	* are required	
7	Manufactured Housing							
8	Use HUD Snrs Housing Est			s	ENIORS/STUDENT/MHC OV	/ERRIDES		
9	Select Census Tract			Mission Driven %	VLI	u	60% AMI	
10	Status (Internal Use Only) *							
11	Rent Roll Date							_
12	Green Certification?							
13	Green Up & Green Up Plus			*** Fred	ddie Mac - Internal	Use Only **	**	
14	LIHTC							_
15	Public Housing Authority (PHA)			WORKFORCE HOUSING		Save to	Pricing Manager	
16	Co-Op/ROC							
17	501(c)(3)			Under Rent Limits	0.0%			
18	DTS Tenant Protection			Under Rent Limits (Unit Count) 0			
19				Property Quality				
20	MARKET/MISSION DRIVEN BREAKDOWN	Show/Hide Detail		Construction Date				
21	Market Type:			Narrative (limited amenity pack	kage, basic interior finishes,	etc.)		
22	Regulatory/Use Agreement	0%						
23	Small Property	0%						
24	Manufactured Housing	0%						
25	Seniors Housing	0%		Determination*	No			
26	Rural Area	0%						
27	Preservation (Workforce Housing)	0%						
30	Public Housing Authority (PHA)	0%		Questions about the tool? Ema	il <u>mf_reporting_group@fr</u>	<u>eddiemac.com</u> a	nd attach a copy o	of the tool
31	Market Rent	0%		l				
32	Green Up & Green Up Plus	0%						



- 5. Enter census tract to see if your loan qualifies as Rural or for any Duty to Serve (DTS) areas.
 - a. First click on the hyperlink that says Select Census tract.
 - b. Enter the address of the property on the website to get the census tract data



c. From the search results, enter the Tract Code from the website (eliminate any leading zeros and decimals) into the Select Census Tract row of the Inputs section of the Affordability Tool.

	A	В
1	INPUT	S
2	Select State*	
3	Select County*	
4	Use FHFA Utility Allowance*	
5	Rent Restricted Unit Count (LURA)	
6	Freddie Mac Preservation Unit Count	
7	Manufactured Housing	
8	Use HUD Snrs Housing Est	
9	Select Census Tract	
10	Status (Internal Use Only) *	
11	Rent Roll Date	
12	Green Certification?	
13	Green Up & Green Up Plus	
14	интс	
15	Public Housing Authority (PHA)	
16	Co-Op/ROC	
17	501(c)(3)	
18	DTS Tenant Protection	



- 6. The Duty to Serve table will let you know if there are census tracts in the county your property is in that qualify for DTS.
 - a. If there are qualifying census tracts in the county, the table will remind you to add a census tract.

DUTY TO SERVE										
Persistent Poverty	No									
Middle Appalachia	No									
High Opportunity	No									
Lower Mississippi Delta	No									
Rural	No									
Qualified Census Tract	No									
R/ECAP	No									

b. After that, the table will show you if it qualifies for a Duty to Serve area. If it doesn't qualify, it will give the reason why not.

DUTY TO SERVE	:
Persistent Poverty	No
Middle Appalachia	No
High Opportunity	No
Lower Mississippi Delta	No
Rural	No
Qualified Census Tract	No
R/ECAP	No

c. To see a visualization of all the places that qualify for the different Duty to Serve areas, click on the Mission Map button and enter your credentials again to use the mapping tool.

DUTY TO SERVE					
Persistent Poverty	No				
Middle Appalachia	No				
High Opportunity	No				
Lower Mississippi Delta	No				
Rural	No				
Qualified Census Tract	No				
R/ECAP	No				
Mission Map					



- 7. Utilize the Show/Hide Percentiles to see where the rents are in terms of percentage of MFI.
 - a. Press the Show/Hide Percentiles button in the bottom right to display the different rent thresholds at each level.

A A	В	D	F	G	6.00	Н		L		K
Lise EHEA Litility Allowance*			1	\$ C	28.00			1		
Deet Destricted Units Count (UUDA)			1	\$ 6	6.00			1		
Rent Restricted Unit Count (LURA)			2	\$ 11	16.00			2		
Freddle Mac Preservation Unit Count			3+	\$ 14	13.00	Fields with '	* are required			
Manufactured Housing								T		
Use HUD Snrs Housing Est				SENIORS/STUDEN1/I	MHC OVERRI	DES				
Select Census Tract			Mission Driven %	VLI		u	60% AMI			
Status (Internal Use Only) *										PRODUCT ELIG
Rent Roll Date										
Green Certification?			-			0 1 444				Green Certification
Green Up & Green Up Plus			*** Fr	eddie Mac - Int	ernal Use	Only **	•			Non-LIHTC Forward
LIHTC					_					Green Up Qualification
Public Housing Authority (PHA)			WORKFORCE HOUSING			Save to	Pricing Manager			Green Retrofits Qualificatio
Co-Op/ROC										DUTY TO SE
501(c)(3)			Under Rent Limits		0.0%					Persistent Poverty
DTS Tenant Protection			Under Rent Limits (Unit Cou	nt)	0					Middle Appalachia
			Property Quality							High Opportunity
MARKET/MISSION DRIVEN BREAKDOWN	Show/Hide Detail		Construction Date							Lower Mississippi Delta
Market Type:			Narrative (limited amenity p	ackage, basic interior f	inishes, etc.)					Rural
Regulatory/Use Agreement	0%									Qualified Census Tract
Small Property	0%									R/ECAP
Manufactured Housing	0%									
Seniors Housing	0%		Determination*	No						Mission Map
Rural Area	0%					¢				
Preservation (Workforce Housing)	0%									
Public Housing Authority (PHA)	0%		Questions about the tool? E	mail <u>mf reporting gro</u>	oup@freddie	mac.com an	d attach a copy of th	ne tool		
Market Rent	0%							J		
Green Up & Green Up Plus	0%									
Green Certification?	0%									
TOTAL MARKET										
0.0%	0.0 units									
TOTAL MISSION DRIVEN										
0.0%	0.0 units									AMI
		•								
INSERT DOW/S)	RESET FORM									<= 60% AMI (
INSERT ROW(3)	neger ronn									
										AF
							SHOW/HIDE PE	RCENTILES		0
Total	0		ş -	ş	-		MELR	ent Thresholds		Very Low Inc
# Bedrooms	# Of Units	Utility	Contract Bent	Subsidy	Cont	ract Rent +	Very Low	Low		Units
vocurooms v		Allowance	contract next	- Jubsidy	✓ Utilit	y - Subsidy	Income	Income		Qualified
		\$ 66.00			Ş	-	ş -	\$		0
		\$ 66.00			s	-	s -	s		0
								Calculate	d:	0

	MFI Rent Thresholds (By Percentile)																						
5	5 0	60		70		80		90 1		100	110		120		130		140		150		160		
\$	559.69	\$	671.63	\$	783.56	\$	895.50	\$	1,007.44	\$	1,119.38	\$	1,231.31	\$	1,343.25	\$	1,455.19	\$	1,567.13	\$	1,679.06	\$	1,791.00
\$ (671.63	\$	805.95	\$	940.28	\$	1,074.60	\$	1,208.93	\$	1,343.25	\$	1,477.58	\$	1,611.90	\$	1,746.23	\$	1,880.55	\$	2,014.88	\$	2,149.20
\$	776.10	\$	931.32	\$	1,086.54	\$	1,241.76	\$	1,396.98	\$	1,552.20	\$	1,707.42	\$	1,862.64	\$	2,017.86	\$	2,173.08	\$	2,328.30	\$	2,483.52

Please note:

- Affordability Test results are preliminary estimates of the number of affordable housing units; Freddie Mac will confirm the affordability of the units upon receipt of a complete rent roll.
- Final affordability results may differ from the preliminary estimates calculated from the Tool.
- The latest version of the Affordability Test now applies to seniors housing properties with services.



• The Affordability Test does not apply to substitutions, forward commitments, and very low income (VLI) & low income (LI) for subordinate liens.

For assistance with the Affordability Test Tool or for more information, please contact your Freddie Mac Representative.