Approved Structured Lender Roadmap

July 2026

Freddie Mac
MULTIFAMILY

Introduction

Thank you for your interest in becoming a Freddie Mac Multifamily Approved Structured Lender. We hope you find this Roadmap helpful.

Freddie Mac's decision to enter into a relationship with any Lender is at Freddie Mac's sole discretion. Although an applicant may satisfy Freddie Mac's multifamily criteria and/or other criteria relevant to specific products or programs, it does not guarantee approval as an Approved Structured Lender and prospective applicants should not expect to be approved automatically.

Our Roadmap describes the two primary phases: Prescreen and Application.

Prescreen Process

Contact Freddie Mac

Interested lenders who believe their organization can meet our standards can submit the Notification of Interest web form on the Multifamily website.

Freddie Mac will respond within 5 business days from submission.

If Freddie Mac agrees to move forward then a Prescreen Form will be sent to the Lender.

Complete Prescreen Form

Interested applicants must submit the completed Prescreen Form with any relevant supporting documentation.

Prescreen Review and Assessment

Within 15 business days from receipt of a complete Prescreen Form

Freddie Mac may request an interview with the Applicant's team.

Freddie Mac will notify the applicant in writing on the outcome of the assessment.

Next Steps

Approved prescreen applicants will continue to the application stage (*next page*) to address requirements regarding financial, servicing and operational matters.

Note: All time frames are estimates only and actual time frames may vary.

Application Process

Transition from Prescreen to Application

3-5 business days following completion of Prescreen

Freddie Mac will reach out to the applicant's point of contact to explain the application process and confirm if the applicant is looking to service their securitized loans.

Freddie Mac will create the application in our Multifamily Eligibility System (MES).

Applicant will pay the **nonrefundable** application review fee: $15,000 Lender-only and $30,000 Seller / Servicer.

Apply

2-4 weeks

Applicant will complete the MES application form(s) and upload all supplemental documentation.

See slides 5 and 6 for examples of supplemental documentation.

Note: A complete application will generally expedite the process.

Initial Application Review

*45-60 days from receipt of a **complete** application*

Applicant will respond to requests for additional documentation in a timely manner.

On-Site Visit (only applicable to Servicers)
Freddie Mac representatives will visit the applicant's offices to evaluate the applicant's servicing and operational capabilities.

Decision-making
Upon completion of our review, Freddie Mac will notify the applicant in writing of our decision via the Pre-Approval Letter.

Pre-Approval Letter

3–5 days from completed review

Freddie Mac will provide Applicant with a Pre-Approval Letter and Term Sheet.

Applicant will need to return the fully executed Pre-Approval Letter and Term Sheet within the time periods set forth in the Letter.

Loan Documents Decision

2 weeks

Applicant will have the decision to use Freddie Mac's Loan Documents or add specific provisions into their own Loan Documents. Once they agree to one of these options, Freddie Mac will provide them with the Approved Structured Lender Approval Letter.

Approval Conditions

Timing depends on approval conditions.

Applicant will submit condition items to Freddie Mac for review.

Note: Pre-Approval and Approved Structured Lender Designation remain conditional until requirements (approval conditions) are satisfied.

Note: All time frames are estimates only and actual time frames may vary.

Application Process: Approved Structured Lender

The following are examples of documentation that will be requested as part of the Approved Structured Lender application package:

- Resumes of Principals, Executive Leadership and Key Personnel
- Staff Organizational Chart
- Entity Organizational Chart
- Historical Origination Volumes
- Delinquency History
- Financial Statements (Two Years of Audited and Past Five Quarters of Unaudited)
- Policies & Procedures
  - Origination
  - Credit / Underwriting
  - Fair Lending / Consumer Protection
  - Financial Crimes (CDD, KYC and OFAC / AML Compliance)
  - Information Security
  - Vendor Management

Application Process: Servicer

The following are examples of documentation that will be requested as part of the Servicer application package:

- Resumes / Bios of Key Asset Management and Servicing Personnel
- Staff Organizational Chart
- Historical Servicing Volumes
- Corporate Insurance Coverage (Fidelity Bond and Errors & Omissions)
- Asset Management and Servicing Policies & Procedures
- Samples of Asset Management and Servicing Reports / Documentation (e.g., Inspection Reports, Watchlists, etc.)
- Description of the Applicant's Servicing System
- Business Continuity / Resiliency Plan
- Material Vendor List

Approval Conditions

Freddie Mac may impose conditions in connection with the Pre-Approval and Approved Structured Lender Designation. The following are examples of conditions that might be required; but please note that actual conditions may not be limited to these examples:

- Freddie Mac training to address any areas deemed necessary
- Incorporate specific provisions into the Applicant's Loan Documents
- Fill staffing vacancies and/or provide a staffing plan to identify how the applicant will operate efficiently
- Construct new, and/or update existing, policies and procedures related to areas of deficiency
- Operate under a probationary period
- Engage an approved Freddie Mac Sub-Servicer
- Provide enhanced or more frequent financial reporting
- Attest that the applicant has reviewed the *Freddie Mac Multifamily Seller/Servicer Guide*