Currently Acceptable Multifamily Loan Documents

TEL Execution

(Revised 3-26-2024)

Following is a list of the most current versions of the Multifamily Loan Documents available on this website for Freddie Mac’s TEL execution program. The version of each document is identified by its revision date, which is the date shown in parenthesis forming part of the title of the document.

**PROJECT NOTES**

Amended and Restated Project Note – Fixed Rate – TEL (Forward) (3-26-2024)

[6-27-2023 version remains acceptable until the date referenced in Endnote 1 below]

Project Note – Fixed Rate – TEL (Immediate) (3-26-2024)

[6-27-2023 version remains acceptable until the date referenced in Endnote 1 below]

**RIDERS TO PROJECT NOTES**

Aluminum Wiring Rider to Project Note – TEL (6-27-2023)

Condominium/Cooperative Conversion Restriction Rider to Project Note – TEL (10-10-2023)

Condominium Partially Owned by Borrower Rider to Project Note – TEL (6-27-2023)

Foreign Guarantor Rider to Project Note – TEL (6-27-2023)

Galvanized Steel or Polybutylene Piping Rider to Project Note – TEL (6-27-2023)

Ground Lease Rider to Project Note – TEL (6-27-2023)

Incomplete or Illegible HAP Contract Rider to Project Note – TEL (6-27-2023)

Legal Non-Conforming Property Rider to Project Note – TEL (6-27-2023)

Primary Access by Easement or Private Road Rider to Project Note – TEL (6-27-2023)

Property Not Separate Tax Parcel Rider to Project Note – TEL (6-27-2023)

Recycled Borrower Rider to Project Note – TEL (6-27-2023)

Recycled SPE Equity Owner Rider to Project Note – TEL (6-27-2023)

Rental Achievement Rider to Project Note – TEL (6-27-2023)

Section 8 HAP Contract Recourse Rider to Project Note – TEL (6-27-2023)

Shared Amenities and Facilities Rider to Project Note – TEL (10-10-2023)

Tax Abatement or Exemption – Borrower to Apply Rider to Project Note – TEL (6-27-2023)

Tax Abatement or Exemption Rider to Project Note – TEL (6-27-2023)

**PROJECT LOAN AGREEMENTS**

Project Loan Agreement – Fixed Rate – TEL (Forward) (10-10-2023)

Project Loan Agreement – Fixed Rate – TEL (Immediate) (6-27-2023)

**CONTINUING COVENANT AGREEMENTS**

Continuing Covenant Agreement – TEL (Forward) (3-26-2024)

[10-10-2023 version remains acceptable until the date referenced in Endnote 1 below]

Continuing Covenant Agreement – TEL (Immediate) (3-26-2024)

[10-10-2023 version remains acceptable until the date referenced in Endnote 1 below]

**RIDERS TO CONTINUING COVENANT AGREEMENT (“CCA”)**

Aluminum Wiring Rider to CCA – TEL (6-27-2023)

Condominium Partially Owned by Borrower Rider to CCA – TEL (6-27-2023)

Cooperation with Rating Agencies and Investors Rider to CCA – TEL (6-27-2023)

Debt Service Reserve Rider to CCA – TEL (6-27-2023)

Equity Bridge Loan Debt Rider to CCA – TEL (3-26-2024)

[10-10-2023 version remains acceptable until the date referenced in Endnote 1 below]

Foreign Guarantor Rider to CCA – TEL (3-26-2024)

[6-27-2023 version remains acceptable until the date referenced in Endnote 1 below]

Galvanized Steel or Polybutylene Piping Rider to CCA – TEL (6-27-2023)

Ground Lease Rider to CCA – TEL (3-26-2024)

[6-27-2023 version remains acceptable until the date referenced in Endnote 1 below]

Increased Unsecured Trade Debt Rider to CCA – TEL (6-27-2023)

Partial Release of Unimproved Property Rider to CCA – TEL (6-27-2023)

Pledge of Equity Investor Capital Contributions Rider to CCA – TEL (10-10-2023)

Property Not Separate Tax Parcel Rider to CCA – TEL (6-27-2023)

Recycled Borrower Rider to CCA – TEL (6-27-2023)

Recycled SPE Equity Owner Rider to CCA – TEL (6-27-2023)

Rental Achievement Rider to CCA – TEL (6-27-2023)

Replacement Reserve Monthly Deposit Cap Rider to CCA – TEL (6-27-2023)

Section 8 Housing Assistance Payments Contract Rider to CCA – TEL (6-27-2023)

Section 8 Housing Assistance Payments Reserve Rider to CCA – TEL (6-27-2023)

Single Purpose Entity Rider to CCA – TEL (6-27-2023)

Tax Abatement or Exemption – Borrower to Apply Rider to CCA – TEL (6-27-2023)

Tax Abatement or Exemption Rider to CCA – TEL (6-27-2023)

**The following Conventional riders to Loan Agreement may also be used with the CCA unmodified, as may be required by the Commitment:**

Condominium 100% Owned by Borrower Rider to Loan Agreement (6-14-2022)

Extended Time Period for Delivery of Borrower Financials Rider to Loan Agreement (6-14-2022)

Independent Director Rider to Loan Agreement (6-14-2022)

No Tax Returns Required from Guarantor Rider to Loan Agreement (6-14-2022)

Non-Profit Managing General Partner – CA Welfare Exemption Rider to Loan Agreement (6-14-2022)

Replacement Reserve – Additional Deposits Rider to Loan Agreement (10-4-2022)

Self-Management Rider to Loan Agreement (6-14-2022)

Short-Term Leases Rider to Loan Agreement (6-14-2022)

Subordinate Debt Rider to Loan Agreement (2-14-2023)

Termite or Wood Damaging Insect Rider to Loan Agreement (6-14-2022)

**FUNDING LOAN AGREEMENTS**

Funding Loan Agreement – Fixed Rate – TEL (Forward) (10-10-2023)

Funding Loan Agreement – Fixed Rate – TEL (Immediate) (6-27-2023)

**GUARANTIES**

Guaranty of Completion – TEL (10-10-2023)

Guaranty – Multistate – TEL (Forward) (3-26-2024)

[10-10-2023 version remains acceptable until the date referenced in Endnote 1 below]

Guaranty – Multistate – TEL (Immediate) (10-10-2023)

Guaranty of Operating Deficits – TEL (10-10-2023)

**The following Conventional riders may be used with the Guaranties unmodified, as may be required by the Commitment:**

Calculating Liquidity Rider to Guaranty (6-14-2022)

Foreign Guarantor Rider to Guaranty (6-14-2022)

Material Adverse Change Rider to Guaranty (6-14-2022)

Minimum Net Worth Liquidity Rider to Guaranty (6-14-2022)

No Tax Returns Required from Guarantor Rider to Guaranty (6-14-2022)

**SECURITY INSTRUMENTS**

Uniform Covenants – TEL (Forward) (10-10-2023)

Uniform Covenants – TEL (Immediate) (6-27-2023)

*The Uniform Covenants are part of the Security Instrument for each loan and are used with the appropriate state–specific Security Instrument, which can be found by checking the “Security Instruments” box* [*here*](file:///\\fhlmc.com\shared\hq4p1v3\LEGAL\MF\FORMS%20(Updating%20and%20Revisions)\2020\6-15-2020\2-Under%20Revision\here)*.* [https://mf.freddiemac.com/lenders/legal/loan–documents.html](https://mf.freddiemac.com/lenders/legal/loan-documents.html)

**The following Conventional riders may be used with the Security Instrument unmodified, as may be required by the Commitment:**

Condominium Rider to Security Instrument (10-10-2023)

Cross Collateralized Transaction Rider to Security Instrument (3-1-2014)

Ground Lease Mortgage Rider to Security Instrument (6-15-2020)

Ground Lease Mortgage with Fee Joinder Rider to Security Instrument (6-14-2022)

Partial Release of Unimproved Property Rider to Security Instrument (6-15-2020)

**SUBORDINATION AGREEMENTS**

Subordination Agreement – Equity Bridge Loan – TEL (3-26-2024)

[6-27-2023 version remains acceptable until the date referenced in Endnote 1 below]

Subordination Agreement – Governmental Entity –TEL (Forward) (6-27-2023)

Subordination Agreement – Governmental Entity –TEL (Immediate) (6-27-2023)

Subordination Agreement – Private Entity –TEL (Forward) (6-27-2023)

Subordination Agreement – Private Entity –TEL (Immediate) (6-27-2023)

Subordination Agreement – Governmental Entity – Regulatory Agreement Only –TEL (Forward) (10-10-2023)

Subordination Agreement – Governmental Entity – Regulatory Agreement Only –TEL (Immediate) (6-27-2023)

**ASSIGNMENT OF MANAGEMENT AGREEMENT**

Assignment of Management Agreement – TEL (Forward) (10-10-2023)

Assignment of Management Agreement – TEL (Immediate) (10-10-2023)

**CERTIFICATIONS**

Legal Certification of Outside Counsel – TEL (6-27-2023)

**ADDITIONAL COLLATERAL DOCUMENTS**

Assignment of Equity Interests, Pledge and Security Agreement – TEL (10-10-2023)

Consent of Equity Investor – TEL (10-10-2023)

**UCC EXHIBITS**

Financing Statement Exhibit A – Equity Interests – TEL (6-27-2023)

Financing Statement Exhibit B – Project Loan – TEL (6-27-2023)

Financing Statement Exhibit B – CCA – TEL (6-27-2023)

Financing Statement Exhibit A – Governmental Lender – TEL (6-27-2023)

**The following Conventional UCC Exhibit may also be used unmodified, as may be required by the Commitment:**

HAP Contract Rider to Financing Statement Exhibit B (3-1-2014)

**ASSIGNMENT DOCUMENTS**

Assignment of Security Instrument – TEL (9-30-2019)

[Omnibus Assignment – TEL](https://mf.freddiemac.com/docs/omnibus_assignment%20_tel.docx) (6-15-2021)

**MISCELLANEOUS**

Endorsement to Governmental Note – TEL (Forward) (6-27-2023)

Endorsement to Governmental Note – TEL (Immediate) (6-27-2023)

Notice of Freddie Mac Purchase Date – TEL (10-10-2023)

Repair Letter – Operational Repairs – TEL (6-27-2023)

**INTERCREDITOR AGREEMENTS**

Intercreditor Agreement (6-13-2023)

**OPINION LETTERS**

Borrower and SPE Equity Owner’s Opinion – TEL (6-27-2023)

Fiscal Agent's Opinion – TEL (6-27-2023)

Guarantor’s Opinion – TEL (6-27-2023)

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Endnote 1:

The documents listed herein must be used, as applicable, on loans for which Freddie Mac has issued a Commitment on or after April 26, 2024.

Note:

Pursuant to the Freddie Mac Multifamily Seller/Servicer Guide, Section 5.2(f):

The Seller or its legal counsel (as applicable) has used a form and version of each Loan Document that appears in the Currently Acceptable Multifamily Loan Documents – TEL Execution list available on FreddieMac.com during the period between the date of the Letter of Commitment was submitted to Freddie Mac and the Origination Date, unless otherwise expressly permitted by the Purchase and Servicing Documents or as expressly approved in writing by Freddie Mac.