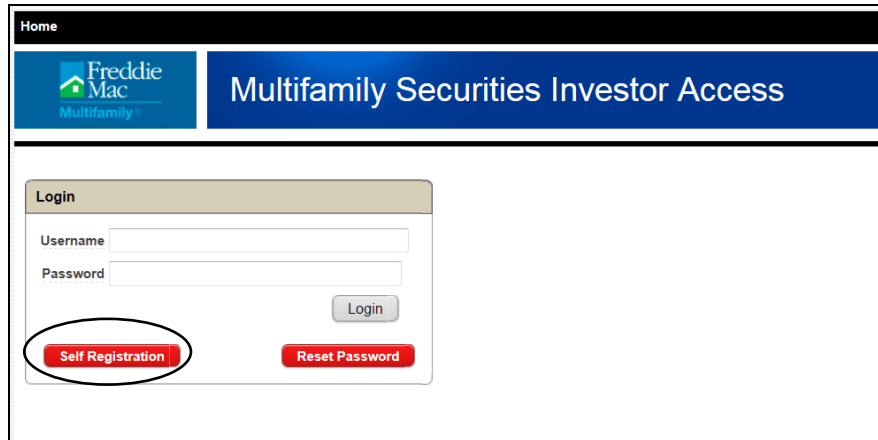


Multifamily Securities Investor Access (MSIA) – Quick Start Manual

A. Accessing the MSIA Tool

1. Click on the self-registration button



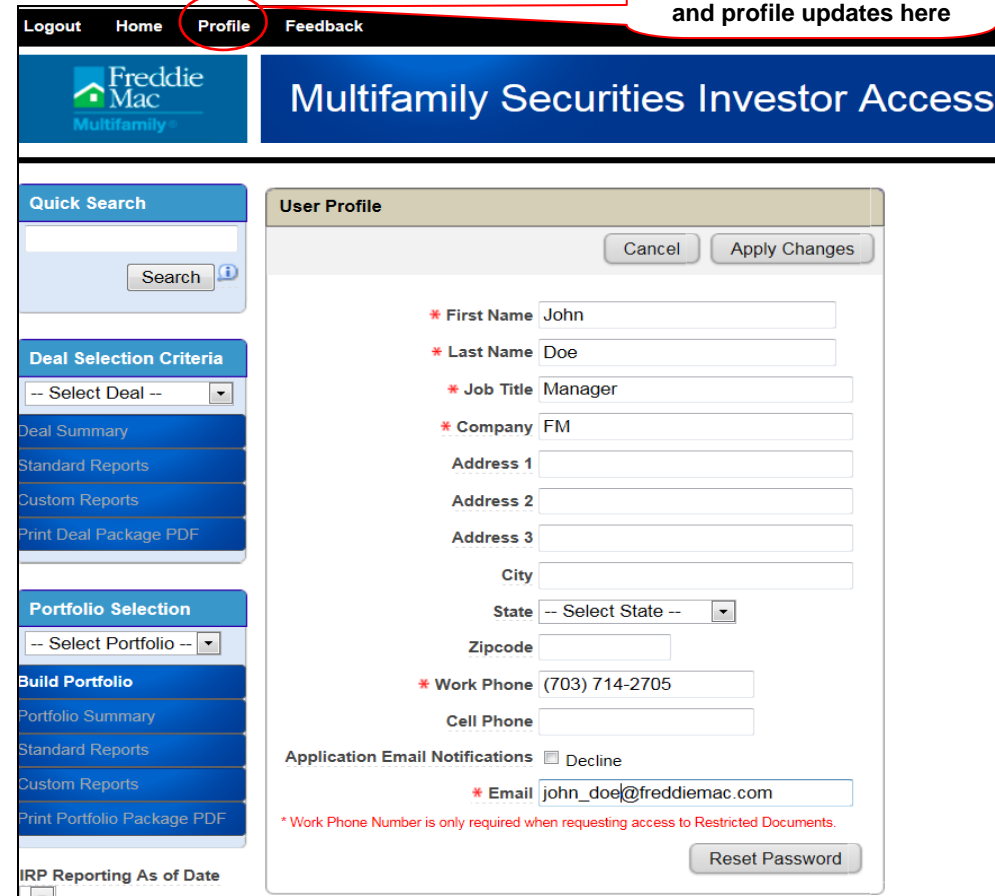
The screenshot shows the top navigation bar with 'Home' and the Freddie Mac Multifamily logo. Below the logo is the title 'Multifamily Securities Investor Access'. The main content area features a 'Login' form with fields for 'Username' and 'Password', and a 'Login' button. Below the login form are two red buttons: 'Self Registration' (circled in red) and 'Reset Password'.

2. Complete the user registration form. Upon registration, the MSIA Tool will generate and send a confirmation email to the email address provided. Use the link and initial password provided in the email for initial login

B. Changing your password

Password changes can be made by clicking on the user profile link in the upper left hand corner of the screen

Make password changes and profile updates here



The screenshot shows the top navigation bar with 'Logout', 'Home', 'Profile' (circled in red), and 'Feedback'. Below the navigation bar is the Freddie Mac Multifamily logo and the title 'Multifamily Securities Investor Access'. The main content area is divided into two columns. The left column contains a 'Quick Search' box, 'Deal Selection Criteria' (with a dropdown menu), 'Deal Summary', 'Standard Reports', 'Custom Reports', 'Print Deal Package PDF', 'Portfolio Selection' (with a dropdown menu), 'Build Portfolio', 'Portfolio Summary', 'Standard Reports', 'Custom Reports', 'Print Portfolio Package PDF', and 'IRP Reporting As of Date'. The right column is titled 'User Profile' and contains a 'Cancel' button, an 'Apply Changes' button, and a form with the following fields: '* First Name' (John), '* Last Name' (Doe), '* Job Title' (Manager), '* Company' (FM), 'Address 1', 'Address 2', 'Address 3', 'City', 'State' (dropdown menu), 'Zipcode', '* Work Phone' (703) 714-2705, 'Cell Phone', 'Application Email Notifications' (checkbox for Decline), '* Email' (john_doe@freddiemac.com), and a 'Reset Password' button. A red callout box points to the 'Profile' link in the top navigation bar with the text 'Make password changes and profile updates here'.

C. Navigating the MSIA

Primary means for navigating through the MSIA Tool is the left-side navigation menu below:

Deal Selection Criteria

-- Select Deal --

Deal Summary

Standard Reports

Custom Reports

Print Deal Package PDF

Portfolio Selection

-- Select Portfolio --

Build Portfolio

Portfolio Summary

Standard Reports

Custom Reports

Print Portfolio Package PDF

IRP Reporting As of Date

Deal Reports:

1. Select a deal: this enables the deal navigation options.
2. Navigate as desired to: deal summary, any of the standard reports, or the custom report builder for the selected deal

Portfolio Reports:

1. Portfolio must first be built by selecting one or more bond classes from one or more deals.
2. Portfolios are user-specific – other users cannot see your portfolio.

Note: Custom reports can be built for both deals and portfolios, these reports are not visible to other users.

User-defined portfolios and saved custom reports will be available during subsequent sessions.

D. To find a Deal

Deal Selection Criteria

FREMF 2010-K7

-- Select Deal --

FREMF 2009-K3

FREMF 2009-K4

FREMF 2010-K-SCT

FREMF 2010-K5

FREMF 2010-K6

FREMF 2010-K7

FREMF 2010-K8

FREMF 2010-K9

FREMF 2011-K10

FREMF 2011-K11

Lead Mana

Bond Payment Frequency: Monthly

Total Current Balance

Original Balance

Weighted Average Note Rate: 5.629%

Total Loans: 83

1. Click here for deal drop down box

2. Select required deal

Deal Selection Criteria: FREMF 2010-K5

Total Loans: 70

No. of Properties: 6

Top 15 Loans Report

Actions

Property Name	Current Loan Balance	City	State	Paid Thru Date
Summit at Warner Center	\$119,761,280	Woodland Hills	CA	11/01/2014

3. Select Deal Summary

4. Deal Summary report is displayed

E. IRP Information

From the Deal Summary screen, scroll down to the bottom of the page to view the Deal Reports

Administration	Deal Name	Original Balance	Current Balance	Weighted Avg Rate	Total Loans	No. of Properties	MOS	RECEIV					
	Park Crossing Apartments	\$48.8	\$48.3	3.6%	3,990%	1.27	1.70	2.02	1.44	80.0%	94.0%	MOS	RECEIV
	Nonwest Woods	\$49.4	\$47.2	3.5%	3,990%	1.58	1.70	1.62	1.53	58.6%	97.0%	MOS	RECEIV
	The Paddocks Of Saratoga	\$48.9	\$46.9	3.5%	4,410%	1.33	1.81	1.53	1.80	75.0%	93.0%	MOS	RECEIV
	Lodge At Castle Pines	\$40.8	\$40.6	3.0%	4,070%	1.28	2.13	2.01		78.0%	98.0%	MOS	RECEIV
	The Marc And The Element	\$38.0	\$36.4	2.7%	4,170%	1.32	1.82	1.53	1.54	57.1%	97.0%	MOS	RECEIV
	Endicott Green	\$35.2	\$35.2	2.8%	4,110%	1.25	2.03	1.88	1.79	88.4%	94.0%	MOS	RECEIV
	The Groves At Piney Orchard	\$35.0	\$35.0	2.8%	4,210%	1.28	1.95	1.97	1.97	73.4%	93.0%	MOS	RECEIV
	The Towers At Four Lakes	\$35.0	\$34.7	2.6%	3,840%	1.30	1.59	0.69	1.93	74.8%	95.0%	MOS	RECEIV
	The Ashlar Apartment Homes	\$34.3	\$34.3	2.5%	4,000%	1.39	1.83	1.66		73.9%	95.0%	MOS	RECEIV
	University Village At Austin	\$30.7	\$30.5	2.3%	3,980%	1.30	2.37	2.08	2.04	80.0%	95.0%	MOS	RECEIV
	San Tropez	\$30.3	\$30.3	2.2%	4,280%	1.25	2.03	2.38		72.1%	98.0%	MOS	RECEIV
	Riverlodge	\$31.0	\$29.8	2.2%	3,760%	1.47	1.70	1.68	1.80	80.9%	93.0%	MOS	RECEIV
	The Cottages Of Norman	\$28.9	\$28.9	2.0%	4,460%	1.40	1.98	2.01		72.6%	94.0%	MOS	RECEIV

DELINQUENCY SUMMARY

Status	# of Loans	Balance	% B
Current	80	\$1,351,286,718	100.0%
Payment Not Received But Still In Grace Period Or Not Yet Due	0	\$0	0.0%
Late Payment But Less Than 30 days Delinquent	0	\$0	0.0%
30-59 Days Delinquent	0	\$0	0.0%
60+ Days Delinquent	0	\$0	0.0%

DEAL REPORTS

1. Bond Level Data
2. Collateral Summary
3. Distribution Date Statement
4. Financial File
5. Loan Periodic Data
6. Operating Statement Analysis Report
7. Property Summary
8. Remittance Report (XLS)
9. Rental Report (XLS)
10. Special Reports

To view the IRP historical information, select a different date from the drop down under "IRP Reporting As of Date"

TOP 15 LOANS													
Property Name	Cut-off Date	Current Loan Balance (MM)	Current % of deal	Note Rate	Orig. Amort. DSCR***	Most Recent DSCR	Preced. FY DSCR	2nd Preced. FY DSCR	Cut-off Date LTV	Occup. Rate	Occup. Source	Multifamily Property Subtype	City
Bayhill Gardens	\$65.0	\$65.0	4.8%	3.770%	2.10	2.52	2.56	2.31	62.9%	99.0%	MOST RECENT	Garden	Oakland Gardens
Bell Channelside	\$50.0	\$49.8	3.7%	3.880%	1.35	2.25	2.22		73.5%	87.0%	MOST RECENT	Mid Rise	Tampa
Park Crossing Apartments	\$48.8	\$48.5	3.6%	3.990%	1.27	2.02	2.02	1.44	80.0%	94.0%	MOST RECENT	Garden	Maple Shade
Norwest Woods	\$49.4	\$47.4	3.5%	3.990%	1.56		1.54	1.53	56.6%	95.0%	MOST RECENT	Townhome	Norwood
The Paddock's Of Saratoga	\$46.9	\$46.9	3.5%	4.410%	1.33	1.45	1.53	1.80	75.0%	96.0%	MOST RECENT	Garden	Saratoga Springs
Lodge At Castle Pines	\$40.6	\$40.6	3.0%	4.070%	1.26		2.01		76.0%	94.0%	MOST RECENT	Garden	Castle Pines
The Merc And The Element	\$38.0	\$36.6	2.7%	4.170%	1.32	1.83	1.53	1.54	57.1%	97.0%	MOST RECENT	High Rise	Dallas
Endicott Green	\$35.2	\$35.2	2.6%	4.110%	1.25	2.01	1.86	1.79	66.4%	96.0%	MOST RECENT	Garden	Danvers
The Groves At Piney Orchard	\$35.0	\$35.0	2.6%	4.210%	1.26	1.98	1.97	1.97	73.4%	94.0%	MOST RECENT	Garden	Odenton

G. Create Custom Reports

1. On the Deal Summary screen, select Custom Reports

2. Click on Action button

3. Action button selection brings up optional ways report can be customized

F. View Deal Standard Reports

1. On the Deal Summary screen, select Standard Reports

2. Select desired reports

H. Saving Custom Reports

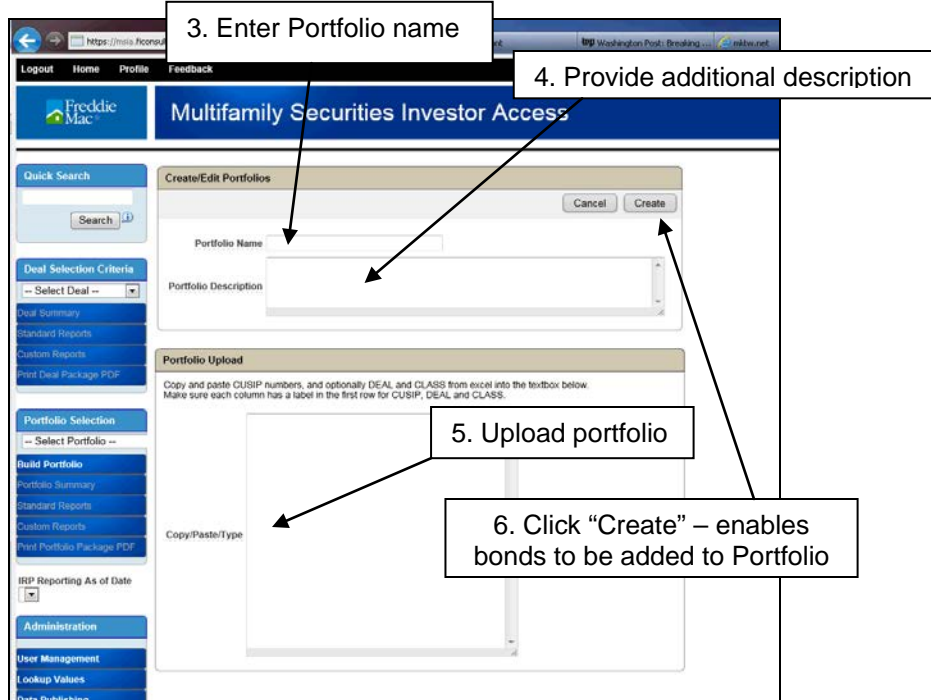
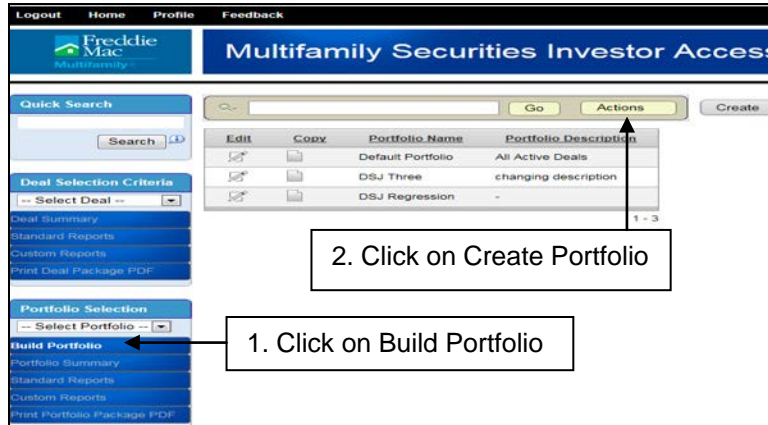
1. After report has been customized, select save from Action button drop down

2. Name report

3. Report description

4. To save report

I. Building a Portfolio



7. Add bonds to the portfolio using the edit portfolio and 'search' mechanism. With the search mechanism, list of available bonds will be displayed based on what the user has typed. When bond class is found, click 'add to list' to add it to the list of selected bonds in the lower part of the screen.

J. Confidentiality Agreement

For deals where Freddie Mac is the Master Servicer, certain restricted property level documents will be made available for Deal Participants. In order to view these documents, the user will be required to submit the Confidentiality Agreement which can be accessed from the Deal Summary

DEAL REPORTS	DEAL DOCUMENTS	RESTRICTED INVESTOR INFORMATION
<ol style="list-style-type: none"> Bond Level Data Collateral Summary Distribution Date Statement Financial File Loan Periodic Data 		<ul style="list-style-type: none"> Confidentiality Agreement

K. Requesting help or providing feedback

1. Click on feedback link

2. Select feedback type

2a. Technical or Tool related?
General comments
Problem Report
Enhancement Request

2b. Business or Deal related?

3. Provide feedback

4. Choose desired

5. Submit

Application Component -- Select Component --
 -- Select Component --
 Deal Summary
 Deal Standard Report
 Deal Custom Report
 Portfolio Building
 Portfolio Summary
 Portfolio Standard Report
 Portfolio Custom Report
 Other Application Component

Contact Email