



Freddie Mac SBL Increases Financing Opportunities for Loans Above \$6 Million

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Loans above \$6 million – at or below \$7.5 million in SBL

To continue to serve and *grow* the small balance segment, the Freddie Mac Small Balance Loan (SBL) program has enhanced its ability to reach more borrowers by increasing the unit count and expanding the market penetration for loans over \$6 million and at or below \$7.5 million, **effective immediately**. The details of the related changes are below and are included in the *Freddie Mac Multifamily Seller/Service Guide*.

While there will effectively be no difference in the Due Diligence for loans above \$6 million, any loans with **greater than 100 Units**, or, *if located in Small or Very Small Markets*, regardless of unit count, will require prescreen approval*. The following outlines the updated criteria for loans > \$6 million and ≤ \$7.5 million – available in **ALL MARKETS** (not just Top and Standard), as follows:

- **100 units or less** (*exceptions may be available for properties with > 100 units with prescreen approval)
- **Minimum DCR of 1.25x**