



TAH Express

Faster—Simpler—Cheaper

As a leader in multifamily financing, we're changing the way small cash preservation loans are done by giving you more choices, better terms, and a faster, simpler loan process. It's financing that fits your needs.

Benefit from a combination of features not available anywhere else and get personal service from in-market experts who specialize in creative solutions for single and pooled loans. Plus, we'll get you to the closing table on time. Whether your goal is to grow your portfolio, improve returns on existing assets, or meet other financial goals, we have the strength, expertise and reliability to get you there.

The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our Sellers to tackle complicated transactions, provide certainty of execution and fund quickly. Contact your Freddie Mac Multifamily representative today — we're here to help.

Borrowers Who Want to Know More

Contact one of our approved Seller/Service providers at:
mf.freddiemac.com/borrowers/



PRODUCT SNAPSHOT

- Eight ARM and fixed-rate options
- Full-Term Interest Only Available
- Up to 1.20x DCR and 80% LTV in Top Markets
- 30-year amortization
- Declining prepayment option
- Lower transaction costs
- Certainty of execution
- Efficiencies include:
 - Single Counsel
 - Reduced underwriting time
 - Simpler loan documents

Freddie Mac Multifamily
Green Advantage[®]

Our Freddie Mac Multifamily **Green Advantage**[®] initiative rewards Borrowers who improve their properties to save energy or water.

mf.freddiemac.com/product/

Eligible Seller/Service	Freddie Mac approved Targeted Affordable Housing (TAH) Seller/Service
Markets	Nationwide
Maximum Loan Amount	\$10 million or less in all markets
Loan Purpose	Acquisition or Refinance
Loan Terms	5-,7-,10-, or 15-year fixed-rate loan 5-,7-, or 10-year floating-rate loan
Amortization	30 years
Interest-Only	Partial-term interest-only; full-term interest-only may be available
Prepayment Types	<p>Fixed-Rate Loans</p> <ul style="list-style-type: none"> ▪ Defeasance ▪ Declining Schedule ▪ Yield Maintenance <p>Floating-Rate Loans</p> <ul style="list-style-type: none"> ▪ 1-year Lockout followed by 1% ▪ Declining Schedule <p>Declining Schedule based on loan term:</p> <p>5 year – (5%, 4%, 3%, 2%, 1%)</p> <p>7 year – (5%, 5%, 4%, 4%, 3%, 2%, 1%)</p> <p>10 year – (5%, 5%, 4%, 4%, 3%, 3%, 2%, 2%, 1%, 1%)</p> <p>15 year – (5%,5%,5%,4%,4%,4%,3%,3%,3%,2%,2%,2%,1%,1%,1%)</p>
Subordinate Debt	Permitted subject to non-negotiated Freddie Mac subordination agreement. Acceptable subordinate lenders limited to governmental entities, CDFIs and nonprofits.
Eligible Borrowing Entities	<p>The following borrower structures are permitted on loans under \$6 million:</p> <ul style="list-style-type: none"> ▪ Single Asset Entity (SAE) ▪ Special Purpose Entity (SPE) ▪ Irrevocable Trust <p>The following Borrower structures are permitted on loans exceeding \$6 million:</p> <ul style="list-style-type: none"> ▪ SPE ▪ SAE with additional restrictions as set out in the loan documents <p>Must have experience operating a TAH multifamily property</p>



Net Worth and Liquidity	<p>Net Worth: Equal to loan amount Liquidity: Equal to 9 months of principal and interest</p>								
Recourse	<p>Non-recourse with standard cave-out provisions required</p>								
Eligible Transactions	<p><u>Uncapped</u> multifamily stabilized properties with one or more of the following affordable characteristics:</p> <ul style="list-style-type: none"> ▪ LIHTC properties in at least year 11 of their compliance period ▪ Long-term HAP Contracts ▪ Regulatory Agreements that imposes rent/income restrictions ▪ Tax Abatements ▪ Section 8 Vouchers <p>Properties located in Small and Very Small Markets may have additional requirements</p>								
Ineligible Properties	<ul style="list-style-type: none"> ▪ Seniors housing (AL, IL, ALC, SN) with resident services ▪ Student housing (greater than 50% concentration) ▪ Military housing (greater than 50% concentration) ▪ LIHTC properties with LURAs in compliance years 1 through 11 ▪ Historic Tax Credit (HTC) properties with a master lease structure ▪ Tax-exempt financing ▪ Rehabilitation financing 								
Occupancy	<p>Property must be stabilized at:</p> <p>A. 90% physical occupancy for the trailing 3-month average prior to Underwriting, or</p> <p>B. 85% physical occupancy for the trailing 3-month average prior to Underwriting if the subject property has any of the following characteristics:</p> <ol style="list-style-type: none"> i. Property is recently built or renovated in a Top Market ii. Property is <30 units iii. Acquisition with all of the following: <ul style="list-style-type: none"> ▪ Sophisticated acquiring sponsorship and management relative to current ownership ▪ Appraised occupancy and/or rents materially higher than subject’s current operations ▪ Subject property has not experienced volatile historical occupancy swings ▪ No history of serious crime at the subject property 								
Replacement Reserves	<p>Underwritten replacement reserves will be determined based on a rating established in the streamlined PNA. The rating will estimate the level of improvements needed over the life of the loan. The rating scale will be similar to below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Property Condition Rating (per Form 1104)</th> <th>Reserve Amount (per unit per month)</th> </tr> </thead> <tbody> <tr> <td>Above Average</td> <td>\$250</td> </tr> <tr> <td>Average</td> <td>\$300</td> </tr> <tr> <td>Below Average</td> <td>\$350</td> </tr> </tbody> </table>	Property Condition Rating (per Form 1104)	Reserve Amount (per unit per month)	Above Average	\$250	Average	\$300	Below Average	\$350
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Above Average	\$250								
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Escrows	<ul style="list-style-type: none"> Real Estate tax escrow deferred for deal with an LTV ratio of 65% or less Insurance escrow deferred Replacement reserve escrow deferred for above average rated properties 															
Fixed- and Floating-Rate Amortizing DCRs and LTV Ratios	<p>LTV and DCR requirements vary based on the market tier in which the property resides: Top Market, Standard Market, Small Market, or Very Small Market. To determine market tier, please consult the SBL Market Tiering list.</p> <table border="1" data-bbox="500 531 1265 688"> <thead> <tr> <th></th> <th>Maximum Amortizing DCR</th> <th>Maximum LTV</th> </tr> </thead> <tbody> <tr> <td>Top Market</td> <td>1.20x*</td> <td>80%</td> </tr> <tr> <td>Standard Market</td> <td>1.25x</td> <td>80%</td> </tr> <tr> <td>Small Markets</td> <td>1.30x</td> <td>75%</td> </tr> <tr> <td>Very Small Markets</td> <td>1.35x</td> <td>70%</td> </tr> </tbody> </table> <p>*additional criteria apply</p>		Maximum Amortizing DCR	Maximum LTV	Top Market	1.20x*	80%	Standard Market	1.25x	80%	Small Markets	1.30x	75%	Very Small Markets	1.35x	70%
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Top and Standard Markets	0.15x	70%														
Small Markets	0.15x	65%														
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Application Fee	Greater of \$3,000 or 0.10% of the loan amount															

Access the [TAH Express Resources here](#).

