



PRODUCT SNAPSHOT

Tax-Exempt Loan

Cost-Effective Tax-Exempt Financing

Our Tax-Exempt Loans (TELs) help borrowers save time and money when they buy or refinance affordable multifamily properties financed with tax-exempt debt.

Our streamlined TEL process means fewer documents, fewer participants and less expense than traditional bond credit enhancements.

The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our Optigo® network of lenders 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 Optigo lenders at mf.freddiemac.com/borrowers/

- Great alternative to tax-exempt bond credit enhancements with 4% Low-Income Housing Tax Credits (LIHTCs)
- Immediate funding and forwards
- Interest-only options
- We launched TEL nearly a decade ago and have financed TEL deals in more than 32 states and D.C.
- We support eligible mixed-use properties

Freddie Mac Multifamily
Green Advantage®

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

Product Description	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in the LIHTC compliance period
Eligible Property Types	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC with 90% occupancy for 90 days
Term	Up to 30 years
Type of Funding	Immediate fixed-rate ¹ financing; forward fixed-rate financing
Minimum Debt Coverage Ratio (DCR)²	1.15x ²
Collateral	First-lien mortgages of conventional, seniors housing or student housing properties
Maximum Loan-to-Value (LTV) Ratio¹	85% of adjusted value or 90% of market value ³
Construction Loan Term	Up to 36 months
Maximum Amortization	Up to 35 years
Subordinate Financing	Permitted; supplemental loans are available
Tax and Insurance Escrows	Required
Fees	Application fee, commitment fee, plus other fees as applicable
Pricing	Transactions will be priced at a spread to 10-year Treasuries
Securitization	Yes, using our M-Deals
Yield Maintenance	Minimum 10 years' prepayment protection

¹Contact your Freddie Mac rep about floating-rate options

²May include bond refunding, substitution or new issue transactions with 80-20 bonds, combination bonds, Section 8, Section 236, tax abatements and LIHTC.

³ Adjustments may be made depending on the property, product and/or market.

For More Information

Contact your Targeted Affordable Housing representative.



mf.freddiemac.com/product/