



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.

We offer fixed- and variable-rate financing and forwards. Check out our new float-to-fixed option to increase your cash flow.

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:

<https://mf.freddiemac.com/borrowers/>

- Great alternative to tax-exempt bond credit enhancements with 4% Low-Income Housing Tax Credits (LIHTCs)
- Fixed, floating and float-to-fixed options
- Immediate funding and forwards
- Interest-only options
- We're growing with our TEL products: 167 loans to date, \$2.5 billion and counting, in 27 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	
	Fixed Rate	Variable Rate
Eligible Property Types	Garden, mid-rise, or high-rise multifamily properties with 4% LIHTC with 90% occupancy for 90 days	
Terms	Up to 30 years	Up to 10 years
Type of Funding	Immediate fixed-rate financing; forward fixed-rate financing	Immediate variable-rate financing; forward variable-rate financing
Minimum Debt Coverage Ratio (DCR)¹	1.15x ²	1.20x; with interest rate hedge
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 ²	80% of adjusted value or 85% of market value ² ; with interest rate hedge
Construction Loan Term	Up to 36 months	
Maximum Amortization	Up to 35 years	
Subordinate Financing	Permitted; supplemental loans are not 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	Transactions will be priced at a spread to 1-month LIBOR or 30-day SIFMA
Securitization	Yes, using our M-Deals	
Yield Maintenance	Minimum 10 years' prepayment protection	

¹ May include bond refunding, substitution or new issue transactions with 80-20 bonds, combination bonds, Section 8, Section 236, tax abatements and LIHTC.

² Adjustments may be made depending on the property, product and/or market.

For More Information

Contact Your Representative

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The information in this document is not a replacement or substitute for information found in the *Freddie Mac Multifamily Seller/Service Guide*. Terms set forth herein are subject to change without notice.

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