



PRODUCT SNAPSHOT

Structured Pool Transaction

A Unique Loan for Your Substantial Assets

Our Structured Pool Transaction is ideal for borrowers who want customized financing for their more sizeable properties and/or portfolios.

Highly tailored loan terms may include a mix of fixed- or floating-rate debt, laddered maturities, different prepayment structures and flexible release options. The Freddie Mac Servicing Standard, designed to create a better borrower experience, is in effect through the entire loan process – both before and after securitization.

The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our OptigoSM network of Seller/Service providers 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 Seller/Service providers at mf.freddie.com/borrowers/

- Generally \$400 million or more (with caveats for smaller UPBs), for one or multiple properties
- Works with all property classes
- Most products offered by Freddie Mac are applicable — conventional, targeted affordable, seniors housing, student housing, manufactured housing communities
- Lock options include early rate-lock, Index Lock and Standard Delivery
- We support eligible mixed-use properties
- Cross pool diverse disposition strategy; can include laddered maturities for fixed- or floating-rate debt or a combination of both
- Flexible asset release options and substitutions may be available, depending on deal structure
- Possible option to purchase B-piece

Freddie Mac Multifamily
Green Advantage[®]

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

Pool Size	Generally, \$400 million or above but Freddie Mac will consider smaller UPBs
Eligible Products	Most product types currently offered by Freddie Mac (e.g., conventional, targeted affordable, seniors housing, student housing, manufactured housing communities)
Terms	Up to 30 years fixed rate, up to 10 years floating rate, or a mix of both
Index	Fixed-rate: U.S. Treasury Securities Floating-rate: 1-month LIBOR index
Lock Options	Early rate-lock option available for varying durations, typically ranging from 60 to 120 days until Freddie Mac purchase; Index Lock and Standard Delivery are also available
Supplemental Loans	Available subject to requirements specified in Freddie Mac's underwriting guidelines; additional loan-level or aggregate loan-to-value (LTV), debt service coverage ratio (DSCR) and net operating income tests may be required
Recourse Requirements	Loans are non-recourse except for standard carve-out provisions
Reserve Escrows	Tax, insurance and replacement reserves are generally required, subject to standard Freddie Mac underwriting criteria
Prepayment Provisions	Variety of prepayment options available
Interest-Only Period	Full- or partial-term interest-only available
Cross-Collateralization	Choice of crossed or uncrossed loans
Assumptions	Available for uncrossed pools (fixed- and floating-rate); assumptions on a crossed pool may be permitted on a case-by-case basis
Releases from Cross-Collateralization	Flexible release options available; may be subject to pool level, LTV/DSCR test and premium payment, depending on deal structure
Joint Underwriting Process	Large transactions may be underwritten quicker with use of the Joint Underwriting Process

Loan Component Structure Available on Crossed-Collateralized Pools

A loan component structure provides ultimate flexibility for a borrower’s portfolio strategy, without requiring identification of individual asset strategy at loan closing.

Loan components allow borrowers to:

- Mix fixed and floating rate debt
- Ladder maturities
- Include different prepay structures
- Designate an immediate sale pool of assets for open prepay

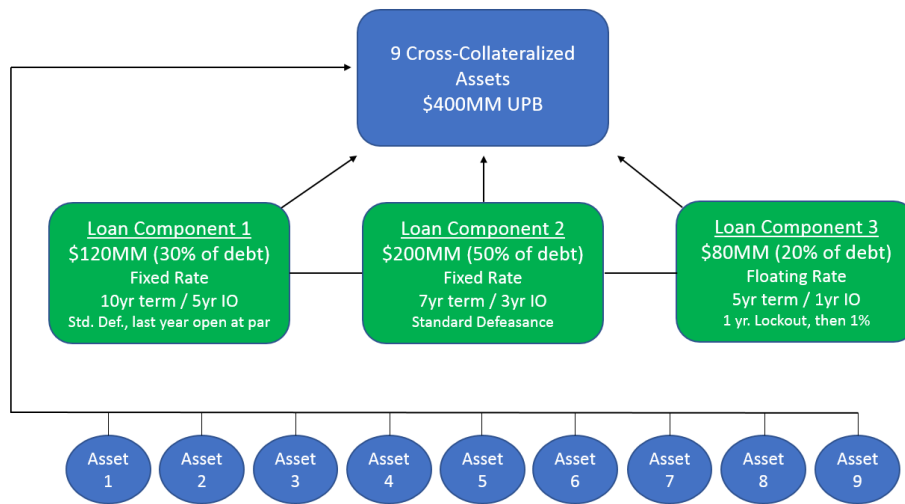
No need to designate which properties are assigned to the various loan components

Floating-rate components will prepay before fixed-rate components

Floating-rate component must not mature after fixed-rate component

Flexible asset releases options are available

Example of a Crossed-Collateralized Loan Component Structure



For More Information

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