AFFORDABLE SINGLE FAMILY RENTAL PROGRAM REQUIREMENTS
(Revised 07-06-2018)

Freddie Mac's Affordable Single Family Rental ("**SFR**") Program is a pilot program, which means the SFR requirements for the program will necessarily evolve over time. The terms and conditions set forth below ("**SFR Program Requirements**") are a part of Chapter 18SFR of the Freddie Mac Multifamily Seller/Servicer Guide ("**Guide**"), which is available on https://mf.freddiemac.com/seller_servicer/legal/sf-rental/index.html (FreddieMac.com SFR Site). These SFR Program Requirements detail key terms and conditions currently applicable to the SFR Program. The SFR Program Requirements serve as a supplement to, or where specified, a modification of, other sections of the Guide.

Where the terms and conditions below differ from the requirements set forth in the Guide (including any SFR-specific Guide chapters published on the FreddieMac.com SFR Site), the terms and conditions below will control. Where the terms and conditions below are silent, the provisions of the SFR-specific Guide chapters published on the FreddieMac.com SFR Site will control. Where both are silent, the Guide chapters applicable to a Multifamily Conventional Cash Mortgage will control. Collectively, these are the "**SFR Guide Terms**." These SFR Guide Terms published immediately prior to the issuance of an SFR Commitment will govern that Commitment as well as Seller/Servicer's obligations with respect to the related SFR Mortgage (analogized, where necessary, to account for the unique nature of the SFR Program collateral). Terms not defined in this SFR Program Requirements document have the meanings given to them in the Guide.

The Property must be a collection of single family detached homes, townhomes, rowhomes, duplexes, triplexes, or quadplexes built for residential use, each individual building is a "**Property Segment**."

Each single family detached home, townhome, or rowhome and each unit in a duplex, triplex, or quadplex that makes up a Property Segment intended to secure the SFR Mortgage is an "**SFR Home**."

Borrower:	Borrower must be a newly formed certificated limited liability company ("**LLC**") special purpose entity ("**SPE**") formed in any jurisdiction that owns only the SFR Homes that will make up the Property intended to secure the SFR Mortgage. (Recycled Borrowers are permitted for loans of any size provided the Borrower can make all the recycled Borrower representations in the Loan Agreement.) These Borrower SPE requirements are detailed in the Loan Agreement – SFR. Borrower's obligations are generally non-recourse except for the events specified in "**Recourse**" below.
Pledgor:	100% of the ownership interests in and control of Borrower must be held by a newly formed Delaware LLC SPE Pledgor that owns only the ownership interests in Borrower. Pledgor must pledge all its ownership

interests in Borrower to Lender as further security for the SFR Mortgage.

Carve-Out Guarantor: Required. The Carve-Out Guarantor must not be the Pledgor.

Liquidity requirement is the greater of 12 months of P&I payments and 10% of the SFR Mortgage UPB. Net worth requirements are shown in the chart below:

Mortgage UPB	**Required Minimum Net Worth**
$5-$250 million	Greater of $5 million or 30% of the total SFR Mortgage UPB

An entity Guarantor must make ongoing financial covenants to maintain this minimum net worth and liquidity and certify such compliance on an annual basis as required in the Minimum Net Worth/Liquidity Rider to the Guaranty - SFR. Ongoing financial covenants are not generally required for individual Guarantors.

Borrower Legal Structure: The Borrower and Borrower Principals (including Pledgor and Guarantor) must be identified and underwritten for compliance with all credit policy requirements and must be:

- Legally and validly organized in compliance with Freddie Mac requirements.
- Organized in such a way as to not present a barrier to Freddie Mac's rights in the event of a default or foreclosure.
- For loans $25 Million or more, and for each loan that is part of a cross-collateralized and cross-defaulted pool of loans that are, when aggregated, $25 Million or more, Borrower must also deliver either (i) an acceptable Borrower Structure Due Diligence Checklist (http://www.freddiemac.com/multifamily/seller_servicer/legal/loan_documents.html) or (ii) a non-consolidation opinion meeting Freddie Mac's requirements confirming the Borrower and Pledgor are bankruptcy remote entities.

Borrower Organization Chart: A Borrower organizational chart must be provided by Borrower's Counsel that does all the following:

- Identifies Borrower, Pledgor, and Guarantor (including the state/country of formation for any entities).
- Identifies all direct and indirect owners/managers/directors of Borrower, Pledgor, and if Guarantor is an entity, Guarantor.
- Includes the ownership percentage held by each identified entity/individual (*percentages must add up to 100%*).

- Specifies the role of each identified party (e.g., general partner, limited partner, manager, non-member manager, sole member).
- If an entity is controlled by a board of directors or board of managers, includes the names of all board members and how they are elected

The chart may exclude the names of limited partners or non-managing members that indirectly own less than an aggregate 25% interest in Borrower if the chart states that no party that is not listed is a Non-U.S. Equity Holder. The chart must identify each "Non-U.S. Equity Holder" (as defined in the Guide) or state that there are none.

Sponsor Due Diligence: In addition to the sponsor due diligence requirements in Chapter 2 of the Guide (e.g., OFAC), Seller/Servicer must also comply with the requirements in Exhibit A.

Loan Purpose: Refinance or acquisition.
No reverse 1031 exchanges.

Loan Amount: $5 to $250 million; larger loan amounts may be permitted if pre-approved by Freddie Mac. The final SFR Mortgage amount will be set forth in the Commitment issued by Freddie Mac to Seller.

Term and Interest Rate: 5, 7, and 10-year terms available with a fixed or floating interest rate determined by Freddie Mac based on market rates prevailing at the time of Rate Lock.

Payment Terms: Actual/360 standard; 30/360 available.

Monthly payments of principal and interest as specified in the Fixed Rate Note – SFR or the Floating Rate Note – SFR.

Prepayment Rights and Premium: Prepayment in full is permitted, provided Borrower pays the applicable Prepayment Premium. Available options include Yield Maintenance and step-down Prepayment Premium options as specified in the Fixed Rate Note – SFR or the Floating Rate Note – SFR.

Partial prepayments required in connection with Partial Releases are described elsewhere in this SFR Program Requirements document.

Minimum Origination Fees:

SFR Mortgage UPB	Minimum Origination Fee
< $15MM	1.00% of the UPB
≥ $15MM and < $30MM	$150,000 plus 0.75% of the UPB greater than $15MM
≥ $30MM and < $100MM	$262,500 plus 0.55% of the UPB greater than $30MM

≥ $100MM	$647,500 plus 0.25% of the UPB greater than $100MM

Application Fee: The standard nonrefundable application fee is the greater of $2,000 or 0.1 percent of the proposed Mortgage amount.

DCR/LTV: DCR is based on a 30-year amortizing loan.

Term	Min. DCR	Max. LTV
5	1.30	70%
7	1.30	75%
10	1.25	75%

Further DCR and LTV adjustments may be made if properties are located in soft markets, as determined by Freddie Mac.

Minimum Physical Occupancy: Property must have 90% occupancy across all the SFR Homes.

Vacancy: Vacancy will be underwritten at the greater of actual or 5% and determined at the loan level. Freddie Mac underwrites to rents generated by SFR Homes that are leased and physically occupied. Vacant units to be underwritten at market rents.

Leases: Minimum 6-month leases.

Commercial tenants may be permitted in 2-4 Units, rowhomes or townhomes only with prior approval. Contact Freddie Mac if the Mortgage involves a non-profit sponsor.

Lease Audits: All leases must be audited by either the Seller or by an approved vendor. The lease audit must certify the following data points:

- The lease contains all pages and exhibits referenced in the lease.
- Each lease is on the standard form as provided by Borrower or its applicable property manager if each property manager has its own standard form.
- Each lease lists the applicable tenant as evidenced by the rent roll provided by Borrower and has been executed by the applicable tenant.
- Each lease lists the Borrower as landlord and has been executed by the Borrower or property manager as authorized by the Borrower.
- Each lease has the corresponding address (street address, city, state and zip code (if applicable)) as shown on the rent roll provided by Borrower.

- Monthly rent payment and security deposit under each lease matches the rent payment and security deposit shown in the rent roll provided by the Borrower and the information included in the LST.
- Confirmation that the lease lists which utilities are the responsibility of the Borrower, if any, and matches the information included in the LST.
- Confirmation that each lease is for at least 6 months and for those leases where the initial term has expired, such lease provides for a month-to-month lease thereafter (contractually or by statute) with terms that match the information included in the LST, including any rent increases associated with such month-to-month lease term.
- Confirmation that the commencement and expiration lease dates and term match the information included in the rent roll and LST.
- All section 8 leases are correctly reported as such on the information included in the LST.
- The lease does not include any purchase options, rights of first refusal, rights of first offer or other similar rights in favor of any tenant or other third parties or include any references to any such options or rights in any other document.
- Description of any applicable rent concessions, or confirmation that there are none.

Appraisals and Valuations:

Recent interior appraisals (up to 6 months old) must account for at least 10% of all SFR Homes, with a minimum of 15 appraisals. Additional appraisals may be required at Freddie Mac's discretion.

Appraisals must satisfy the appraisal requirements specified in Chapter 5601, "Property Eligibility and Appraisal Requirements" of the *Freddie Mac Single Family Seller/Servicer Guide* ("**SF Guide**"), or as otherwise approved by Freddie Mac. No appraisals can be restricted appraisal reports (RAR).

Freddie Mac approved third-party vendors have provided Freddie Mac with reliance letters in lieu of including the reliance language set forth in Section 60.12 of the Guide in any appraisals and BPOs.

Valuation and 3rd party inspection reports must include a minimum Condition Rating of C4 (C5 permitted with Freddie Mac prior approval) and a minimum Quality Rating of Q5. See Exhibit 36 of SF Guide and UAD Specification for more information; links are available in Exhibit B.

100% of the SFR Homes must be valued using a valuation product acceptable to Freddie Mac and produced by a vendor acceptable to Freddie Mac. Purchase price may be evaluated when determining a final value.

Broker's Price Opinions ("**BPOs**") may be used at the discretion of Freddie Mac. General guidelines for acceptability of BPOs:

- BPO is less than 12 months old as of the Mortgage closing date and Freddie Mac has no objections to the value provided in its sole discretion.
- No BPOs permitted if there has been significant rehabilitation and/or if home was acquired from foreclosure prior to a public recordation event.

If a Borrower has ordered recent appraisal or BPO reports (up to 6 months old) in connection with any of the SFR Homes, Freddie Mac may accept such reports subject to the satisfaction of the following, as applicable:

- Borrower ordered such reports directly from an unaffiliated Appraisal Management Company (AMC) and such AMC chose the agents or appraisers who prepared such reports. If a Borrower ordered directly from an agent or appraiser, such reports are not eligible.
- The appraiser certified such reports under Appraiser Independence Requirements (AIR).
- None of the appraisals can be restricted appraisal reports (RAR).
- The agent must be licensed in the applicable state at the time of the original report.
- The reports must be validated using a product approved by Freddie Mac.

See Exhibit B for further description of vendor requirements and costs, as well as further detail on pre-approved vendors for SFR valuation and property inspection reports.

Property Inspections:

The number of SFR Homes selected for interior or exterior inspections, including 3rd party inspections, will be as determined by Freddie Mac in its discretion using the following guidelines:

Interior	Minimum 15% of SFR Homes inspected collectively by Freddie Mac and Seller/Servicer (150 maximum per loan).
Exterior	In addition to the interior inspections completed, a minimum 30% of exteriors of SFR Homes inspected collectively by

	Freddie Mac and Seller/Servicer (250 maximum per loan).
3rd Party Property Inspections	Freddie Mac may require third party inspections for SFR Homes that are neither inspected by Freddie Mac nor Seller/Servicer and do not have a current (within 6 months) appraisal. Such inspections may be interior or exterior in Freddie Mac's discretion. All property inspection reports must be prepared by a vendor acceptable to Freddie Mac and must include third party reliance language that can be found in Section 62.3(c) of the Guide.

Loan to Cost: If the SFR Home has been acquired within 6 months of Freddie Mac underwriting, then the lesser of LTV requirement or 80% Loan To Cost, where the underlying cost (including rehabilitation costs) can be applied for 6 months, unless extended by Freddie Mac.

Loan Commitment: See the following chapters of the Guide, available on the FreddieMac.com SFR Site, for requirements related to the SFR Mortgage Commitment:

- Chapter 18SFR (Originating an SFR Mortgage)
- Chapter 27SFR (Commitment - SFR)
- Chapter 32SFR (Final Delivery Requirements-SFR)

The Index Lock option may be available for an SFR Mortgage – contact your applicable Freddie Mac SFR Program production representative for additional details.

The early rate lock delivery option is not available for the SFR Program.

Assumptions: Assumption of 100% of the membership interests in either Borrower or Pledgor is permitted, subject to the terms specified in the Loan Agreement – SFR, which includes a $15,000 Transfer Processing Fee and a 1% of UPB Transfer Fee.

Servicing Spread: Minimum 25 basis points; will be specified in the Commitment for each SFR Mortgage.

Collateral: Each MSA in which an SFR Home is located must include a minimum of 5 SFR Homes securing the Mortgage.

Each SFR Home securing the SFR Mortgage must be a single-family rental property that is acceptable in Freddie Mac's sole discretion after full due diligence review. A first lien on each SFR Home is required.

Each SFR Home must satisfy the following criteria:

- Either a single family detached home, townhome or row house, or a 2-4 Unit rental property
- With the exception of units that are in the process of turning or undergoing rehabilitation, be in rent ready condition as determined by Freddie Mac
- No condominiums
- No manufactured homes or co-ops
- No leasing on a per-bed basis such as student or seniors housing
- No timeshares
- No owner-occupied properties
- No properties, leases or loans with lease to purchase options or contracts for deeds
- No special purpose built properties such as group homes.
- No home sharing such as Airbnb
- No ground leases; any existing ground leases must be redeemed or otherwise eliminated prior to origination
- Small Multifamily properties consisting of 5-20 units are permitted to be included in the collateral, so long as the value of the Multifamily properties is less than $1 million

Additionally, 100% of the equity interest in Borrower must be pledged as collateral to permit a UCC foreclosure.

Affordability:

75% of the SFR Homes must have rents that are affordable at 80% or below of the applicable AMI; waivers will be considered for Borrowers with mission-based or non-profit strategies. Additionally, for loans where 51% or more of the SFR homes are affordable at 80% AMI or below, Freddie Mac will consider these loans, but will need to submit a separate approval request to FHFA prior to issuing a hard quote.

Property and Liability Insurance:

Blanket or Master insurance policies that provide property and liability insurance exclusively for the properties secured by the Mortgage Loan. Property insurance to include the following:

- Coverage against loss or damage from fire and other perils within the scope of a *Special Cause of Loss* or *All-Risk* policy without any provision for coinsurance.
- Business Income/Rental Value coverage for all relevant perils equal to 12 months of Rental Value.

- Blanket limits must equal the lesser of (i) the outstanding UPB of the loan up to a maximum of $25 million, or (ii) the aggregate total insurable value (TIV = aggregate replacement cost value (RCV) of properties plus 12 months of business income/rental value).
- Named Storm coverage per above for all properties located in Tier 1 high-risk windstorm counties or within 25 miles of the Atlantic or Gulf coast.
- Flood coverage for any property located in a FEMA SFHA equal to full building RCV through a NFIP policy or equivalent through a private insurer. Additional flood coverage may be required based upon evaluation of concentrations of risk.
- Coverage for localized perils such as sinkhole, mine subsidence, volcanic eruption and mudslides also may be required.

Liability Insurance to include the following:

- Commercial General Liability (CGL) of $1 million per-occurrence and $2 million general aggregate, per location.
- Umbrella or excess liability of $2 million per-occurrence and aggregate.

Maximum Deductibles:

- $10,000 per-occurrence for specific insurance policies
- $25,000 per-occurrence blanket limit policies
- 10% of total insurable value up to $25,000 for Named Storm

Title Insurance: Borrower must use a Title Company that is on Freddie Mac's approved vendor list for Single Family Rental.

Title insurance must satisfy the requirements of Guide Chapter 29SFR, which is available on the FreddieMac.com SFR Site.

Existing surveys are sufficient (including plat maps); no new surveys will be necessary unless they are required by the title insurance company to provide the required lender's title insurance policy coverage.

Property Management: Borrower must enter into a property management agreement with one or more property managers acceptable to Freddie Mac. Such management agreements must include terms and provisions (i) customary for property management agreements used in connection with financing and securitization of single family rental homes and (ii) acceptable to Freddie Mac. Property managers that are affiliates of the Borrower are permissible.

The following factors will be emphasized:

- Experience managing SFR
- Reporting systems
- Scalability and efficiency of operations
- Use of technology and apps

- Leasing strategy
- Retention rate
- Prospective tenant screening process

The property management agreement(s) must be assigned to Freddie Mac and property manager(s) right to payment of fees must be subordinated to Freddie Mac as specified in the Assignment of Management Agreement and Subordination of Management Fees – SFR.

Borrower Financial Reporting: Borrower must provide quarterly rent rolls, quarterly and annual operating statements, and other financial information as requested by Freddie Mac. Borrower, Pledgor, and Guarantor reporting requirements are specified in the Loan Agreement – SFR and the Guaranty – SFR.

Tax, Insurance, HOA, Capital Expenditure Reserves and Priority Repair Escrows: Required. Seller/Servicer to determine minimum disbursement amount and disburse no more frequently than once per calendar month for the Capital Expenditure Reserve and Priority Repair Escrow. Amount of insurance to be escrowed every year for Insurance Escrow may be increased to include an additional 10% over the estimated cost of the insurance policy(ies).

Recourse: The SFR Mortgage is non-recourse other than Freddie Mac's standard carve-out provisions, interference with Freddie Mac's efforts to exercise its rights under the Pledge Agreement, and failure to pay debt service under the SFR Mortgage during the first three months of the SFR Mortgage term. Recourse requirements are detailed in the Loan Agreement – SFR.

Secondary or Mezzanine Financing or Preferred Equity: No secondary financing (including mezzanine financing) or "hard pay" preferred equity is permitted. See Section 11.6 of the Guide for the characteristics of "hard pay" preferred equity.

General Seller Warranties: Except as noted in this SFR Program Requirements document, the Commitment will be subject to the General Warranties by the Seller/Servicer in Chapter 5 of the Guide.

When applying the Seller/Servicer obligations in Chapter 5 of the Guide and other Guide Chapters/Sections that apply to the SFR Program, "Loan Documents" will mean the current Loan Documents published in connection with the SFR Program, including the Note - SFR, Loan Agreement - SFR, Security Instrument, Pledge Agreement - SFR, Guaranty - SFR, Assignment of Property Management Agreement and Subordination of Management of Fees - SFR, and the UCC Financing Statement – SFR.

For the purposes of Mortgages originated under the SFR Program, Section 5.15 of the Guide is restated as follows:

5.15 Additional Product Warranties

For each Mortgage sold to Freddie Mac under the Multifamily Conventional Cash Mortgage Purchase Program (excluding any Mortgage purchased under the Multifamily Supplemental Mortgage Purchase Product), the SBL Purchase Product or the Targeted Affordable Housing Cash Mortgage Purchase Program, or the SFR Program, in addition to the representations and warranties set forth in the Purchase and Servicing Documents, the Seller/Servicer makes the representations and warranties either (i) in the Seller/Servicer Representations and Warranties document, or Seller/Servicer Representations and Warranties - SBL document, as applicable, that is available to Seller/Servicers on FreddieMac.com, or (ii) in the Seller/Servicer Representations and Warranties – SFR document that is attached to the SFR Mortgage Commitment.

The Seller/Servicer Representations and Warranties and Seller/Servicer Representations and Warranties - SBL, as applicable, as well as the Seller/Servicer Representations and Warranties – SFR, will be

- Subject to any Exception(s) to the Seller/Servicer Representations and Warranties and SBL Representations and Warranties, as applicable, as well as the Seller/Servicer Representations and Warranties – SFR, that are listed in the Letter of Commitment
- Made to Freddie Mac and its successors and assigns
- Made as of the Freddie Mac Funding Date, unless Freddie Mac specifies a different date

If the Seller/Servicer takes any Exception to the Seller/Servicer Representations and Warranties or SBL Representations and Warranties, as applicable, or to the Seller/Servicer Representations and Warranties – SFR, the Seller/Servicer has obtained the written approval for the Exception from the applicable Freddie Mac Multifamily Attorney prior to originating the Mortgage.

Release of Property: Up to 10% of the number of SFR Homes that make up the Property (rounded down to the whole number of SFR Homes) may be released subject to payment of any applicable fees and expenses and continued satisfaction of the Rent to Debt Service Ratio. The release amount shall be equal to (a) 115% of the Allocated Loan Amount for the SFR Home if there is no continuing Event of Default, (b) the greater of 115% of the

	Allocated Loan Amount and 100% of the transfer proceeds of such SFR Home if there is a continuing Event of Default, and (c) 100% of the Allocated Loan Amount for the SFR Home in the event of a mandatory transfer related to a condemnation, casualty, or environmental hazard event. A prepayment premium is due on the full amount of the prepayment, except in the case of a release under subsection (c) above. For any SFR Home that is part of a 2-4 Unit, all Units that are part of that 2-4 Unit must be released at the same time; no Partial Releases of any units that are part of a 2-4 Unit are permitted. A per SFR Home release fee of $400 is also due. For further detail, see the Loan Agreement - SFR.
Substitutions of Property:	Permitted in Freddie Mac's discretion. See the Loan Agreement Rider – SFR - Substitutions which is available on the FreddieMac.com SFR Site.
Allocated Loan Amount:	Each SFR Home's allocated loan amount ("**Allocated Loan Amount**") will be a pro rata portion of the final SFR Mortgage Amount and will be set forth in a schedule to the Loan Agreement - SFR.
Additional Underwriting Requirements:	An underwriting checklist for SFR can be found on the FreddieMac.com SFR Site.
Loan Documents:	The Loan Documents for the SFR program can be found on the FreddieMac.com SFR Site. If the Commitment or the Guide does not provide how a blank should be completed in an SFR Loan Document, Seller/Servicer must contact Freddie Mac for further instructions.
Single Counsel:	For the SFR Program, Freddie Mac and the Seller/Servicer will be represented jointly by Single Counsel. See Chapter 6SFR, available on the FreddieMac.com SFR Site, for additional information.
Legal Opinions:	Due formation (including DE single member LLC opinions, if Pledgor is a Delaware single member LLC), due authorization, and due execution opinions will be required for each SFR Mortgage. Enforceability opinions will only be required if Borrower negotiates the terms of the form SFR Loan Documents. Non-consolidation opinions are generally not required but a Borrower Structure Due Diligence Checklist is required for loans of $25 Million or more.
Special Needs Single Family Rental Program or Non-Profit Sponsors:	Contact Freddie Mac for further or modified requirements.

EXHIBIT A

The following public record searches must be conducted no earlier than 60 days prior to the submission of the full underwriting package to Freddie Mac for each SFR Mortgage:

SEARCH	BORROWER	PLEDGOR	GUARANTOR	BORROWER PRINCIPAL *(not Guarantor OR Pledgor)*	NON-U.S. EQUITY HOLDER	PROPERTY MANAGEMENT COMPANY	PROPERTY SELLER	SEARCH PROVIDER/ LOCATION
FM Exclusionary List (See Guide Section 2.18)	X	X	X	X	X	X		freddiemac.com
FHFA SCP List (See Guide Section 2.24)	X	X	X	X	X	X		fhfa.gov
OFAC (See Guide Section 2.23)	X	X	X	X	X	X		sanctionssearch.ofac.treas.gov, LexisNexis, or similar
Credit Reports - Individual (See Guide Section 55SFR.2, Credit Report entry)			X	X				At least two of the national credit bureaus (Equifax, TransUnion and Experian)
Web Search	X	X	X	X				Google.com or similar
Bankruptcy	X	X	X	X			X	title or search firm, Pacer.gov, LexisNexis or similar
Tax Lien (Federal, State)	X	X	X	X			X	title or search firm, law firm, Pacer.gov, LexisNexis or similar
Criminal - Individual			X	X				LexisNexis, Westlaw or similar
Litigation, pending and judgments (Federal and Local)	X	X	X	X			X	title or search firm, law firm, or similar
UCC (State)	X	X						title or search firm, law firm, LexisNexis or similar

The following requirements apply to the public record searches:

a. Searches on entities formed within 90 days of the loan closing are not required

b. Property Seller searches are only required for acquisition loans

c. Litigation searches for Property Sellers, if applicable, must be conducted at the following levels:
   - Federal
   - Local – county or city of Mortgaged Property

d. Litigation searches for Borrowers must be conducted at the following levels:
   - Federal
   - Local – county or city (of primary residence for individuals) (of registered office for entities)
   - If a refinance, county or city of Mortgaged Property if different from county or city of primary residence

e. Litigation searches for Borrower Principals, including Pledgor and guarantors, must be conducted at the following levels:
   - Federal
   - Local – county or city (of primary residence for individuals) (of registered office for entities)

EXHIBIT B

SFR Cost Estimates
Appraisal, Title, Valuation, and Inspection Resources

SFR Cost Estimates

At a minimum, the following additional costs will apply for underwriting and closing an SFR Mortgage:

- Cost of valuation products and 3rd party property inspections
- Vendor review of recordable SFR Loan Documents
- Review of title insurance (in addition to the cost of the title commitment and policy, a separate vendor will review the Lender's title insurance commitment, pro forma title policy and final title policy)
- Lease audit review, deed review, renovation costs, review of certain data points on LST, among other requirements (Seller/Servicer may review and certify to Freddie Mac or may hire a 3rd party vendor approved by Freddie Mac to review)
- SFR Single Counsel Fees

SFR Approved Vendor List:

http://freddiemac.com/multifamily/seller_servicer/legal/sf-rental/index.html

Appraisal, Valuation, and Inspection Resources

Exhibit 36 of the *Freddie Mac Single Family Seller/Servicer Guide*:
http://www.allregs.com/AO/main.aspx?did2=0ceae5acee8a4927bf418e71708b215b

UAD Specification:
http://www.freddiemac.com/singlefamily/sell/docs/uad_appendix_d_field_specific_standardization_requirements.pdf