



## SMALL BALANCE LOAN UPDATE

### Freddie Mac Staff:

The email below will be sent externally to Multifamily customers and others who are subscribed to our news emails. You are receiving this email for information purposes only, and you may [update your email preferences](#) at any time.

### SBL COVID-19 Program Update and Clarification

Due to the circumstances surrounding COVID-19, Freddie Mac Small Balance Loan (SBL) has made temporary changes to our credit requirements. We've summarized our temporary credit changes in the [SBL COVID-19 Credit & Program Update](#) that is posted on the [Originate & Underwrite \(O&U\) webpage](#). The changes are effective for all deals taken under app on or after April 2, 2020, unless we have previously communicated otherwise or as specified in the document. Should you have any questions, please reach out to your Freddie Mac relationship manager.

### Programmatic Exceptions and Credit Risks

We've updated our [Program Exceptions and Credit Risks](#) document, along with the [Prescreen and Exception Request form](#) to reflect recent changes. You can find these documents on the [O&U webpage](#) under *References & Tools* and *Requests & Approvals*.

### Program Updates FAQs

We've received numerous questions regarding recent program changes. In an effort to consolidate and address the frequently asked questions, we've posted

a document titled [SBL COVID-19 FAQs](#) on the [O&U webpage](#) under *References & Tools*. Check it out!

## SB-Deal<sup>®</sup> Performance Report

Last week, we released our February 2020 edition of the [SB-Deal Performance Report](#). Take a look through this presentation for the latest data on SBL loan seasoning and SB-Deal performance.

COMBINED ISSUANCE	DEALS	LOANS	PAID OFF LOANS
<b>\$25.87 B</b>	<b>71</b>	<b>9,878</b> original loan count	<b>1,339</b>
DELINQUENCY STATUS	AGGREGATE LOSSES	LOANS IN SPECIAL SERVICING	UNPAID BALANCE ON WATCH LIST*
<b>0.171%</b>	<b>\$2.3 M</b>	<b>67</b>	<b>6.64%</b>

## COVID-19 Webpage

Freddie Mac is continually updating the [COVID-19 webpage](#) with the latest information. Be sure to bookmark this page and check it out regularly for ongoing updates. And most of all, stay safe and healthy during these challenging times.

[Preferences](#) | [View in Browser](#) | [Privacy](#) | [Unsubscribe](#)

© 2020 Freddie Mac  
8200 Jones Branch Drive, McLean, VA 22102