



# SBL UPDATE

## Updated Affordability Test

Version 4.5 of the [Affordability Test](#) is now available and will be utilized for pricing transactions starting today, May 20. This version includes the yearly update to Census Tract Median Income data.

Please make sure you're using this version on all deals prior to submission to Freddie Mac underwriting, as it may change the mission percentage of a property, which could impact pricing. Please reach out to your regional production representative with any questions.

[Read the News Article](#)

## May Tips & Tricks

Check out our [May Tips & Tricks document](#) which includes helpful hints on the following topics:

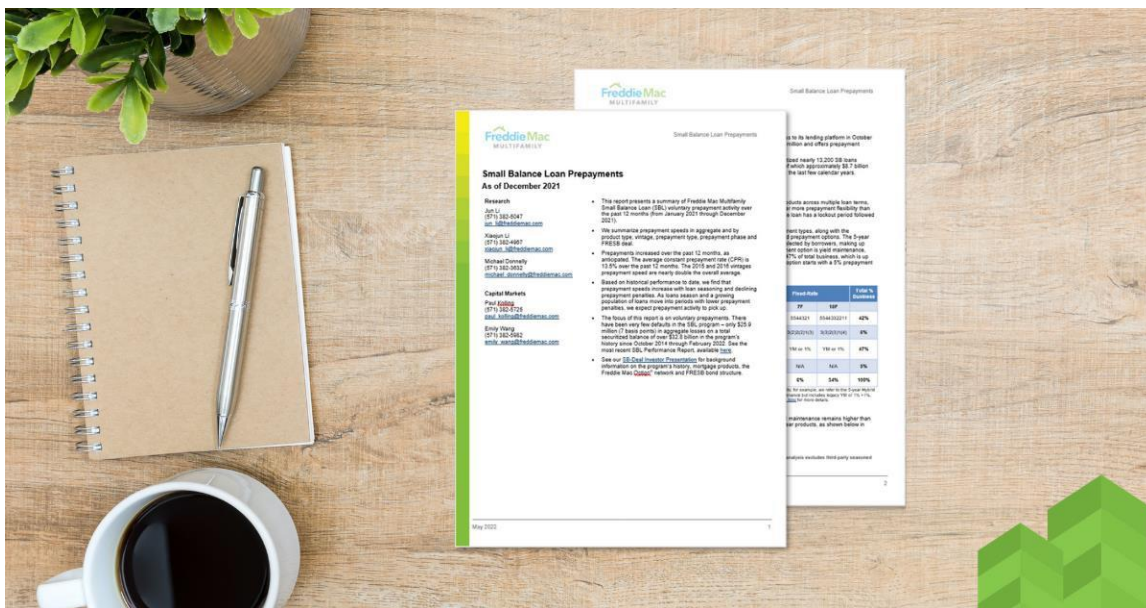
- Underwriting **Parking & Storage Income**
- Considerations for deals with **Student Concentration**

- Financing Existing Freddie Mac Loans

## Defining Delegated Inspections

When ordering an Optigo Happy® virtual inspection, the option “Freddie Mac has delegated this inspection” means a Freddie Mac participant will not be participating in person or virtually. Freddie Mac has delegated the inspection to the lender shop to complete. It’s critical to clearly mark this option because it’ll determine whether a virtual inspection will be invoiced to your organization.

Take a look at our [fee overview document](#), which includes a decision tree showing when your organization will be charged for a virtual inspection. If you have other questions, get support at the [Optigo Happy service desk](#).



## SBL Prepayment Report

The [SBL Prepayment Report](#) leverages our own data and focuses on the voluntary prepayment activity of our SB-Deals® over the past 12 months (from January 2021 through December 2021). We find that prepay speeds increase due to loan seasoning and declining prepayment premiums. As loans season and a growing population of loans move into periods with lower prepayment premiums, we expect prepayment activity to pick up.

05/20/2022

[Read the Report](#)



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