



SBL UPDATE

Updated Affordability Test

Starting today, version 5.2 of the [Affordability Test](#) is now available. This form includes the yearly update to Census Tract Median Income data.

Please note: Use version 5.1 for all deals up to 8 p.m. ET today, after which version 5.2 of the Affordability Test must be used going forward.

Make sure you are using the latest 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.

Application Fees

In an effort to increase efficiencies during our post rate-lock review process, our team will assess any overages or deficits on required application fees and will reach out to the Optigo® lender accordingly. Lenders are not required to request a refund on overages, as these will be wired back as part of the post rate-lock review process.

PCA (Form 1104) Additional Testing Requirements

If additional testing is a requirement within the Property Condition Assessment (PCA) report, then all testing and results must be completed prior to deal

Send Date: June 9, 2023

submission unless the PCA consultant provides support for allowing a post-close test. Incomplete tests will fail check-in at deal submission without additional support from the consultant or approval by a Freddie Mac SBL manager.

As always, please reach out to your regional Freddie Mac Multifamily representative if you have any questions. We appreciate your partnership!

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