

What's New in the Loan Submission Template (LST) 2.14

About this Job Aid

This job aid uses short descriptions and screenshots to identify the new items in the Loan Submission Template (LST) 2.14, available on the Multifamily website.

Update in LST 2.14 – Effective 10/30/2025

Tab	Description
Input Sheet tab	<p>Removal of restriction related to usage of LST for TAH Forward products only. LST 2.14 will now be available to be used for Conventional Forward loans.</p> <p>The screenshot shows the 'Input Sheet' tab with the following sections:</p> <ul style="list-style-type: none"> LOAN PURPOSE: Construction Take-Out PRODUCT TYPE: Forward Commit Cash Unfunded Permanent (dropdown menu) Supplemental: N/A Structured Loan Type: (Please select from list) Blanket: (Please select from list) A. PROPERTY DATA: <ul style="list-style-type: none"> Property Name: Prop Sc2 Address: 25550 River Bend Drive City: Yorba Linda State: CA County: Orange County <p>Additional elements in the screenshot include a 'Microsoft Excel' icon, a close button (X), and a note: 'Cannot Select Forward Commit values if Targeted Affordable Housing is not selected'.</p>

Defect Fixes in LST 2.14 – Effective 8/18/2025

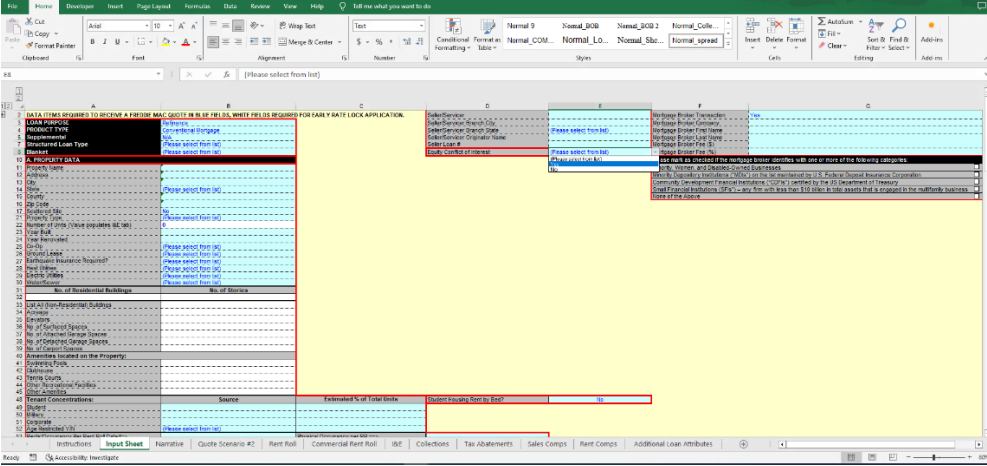
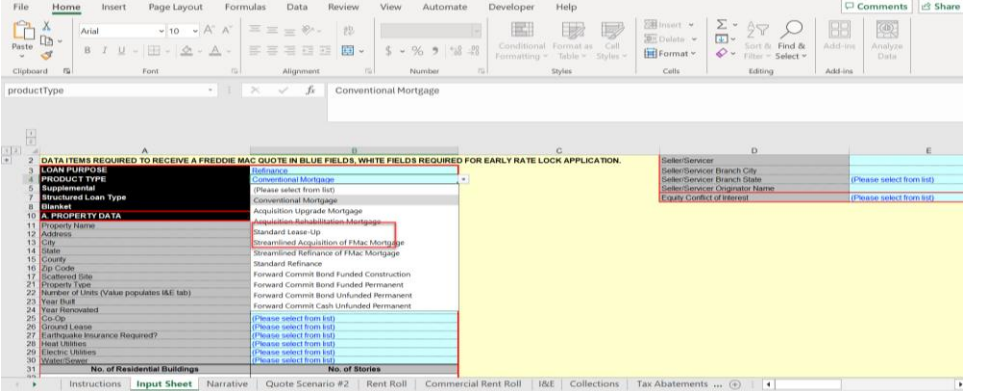
Tab	Description
Rent Comps	<p>Fixed a defect where as the <u>number of Unit Types</u> for a specific rent comp row is increased from the default 5, the Min Rent/Unit and Max Rent/Unit starting the 6th unit type wasn't formatted correctly.</p> <p>The screenshot shows a table with the following columns: Property State, Property Zip, Units, Occ%, Year Built, # of Bedrooms, # of Bathrooms, Min Unit Size(SF), Max Unit Size(SF), Min Rent/Unit, and Max Rent/Unit. The table contains 10 rows of unit types. A red rectangle highlights the 'Min Rent/Unit' and 'Max Rent/Unit' columns for the 6th through 10th unit types, which were previously not formatted correctly.</p>
Rent Comps	<p>Fixed a defect where as the number of rent comps is increased past 8 (to 9 or 10,) the Comparable Average of Rent/Unit (red rectangles) and Size (yellow highlight) for 9/10 is locked.</p>

Tab	Description
I&E	Fixed a defect where the formula for cell AY33 was breaking another calculation for supplemental loans with uncommonly long loan terms.

New Items in LST 2.14

Tab	Description
Select Product	<p>New version: LST 2.14</p>
Instructions	New version: LST 2.14

Tab	Description
	<p>Freddie Mac Multifamily Loan Submission Template</p> <p>Instructions:</p> <p>1) Enter loan application data in the Input Sheet Tab and the I&E Tab to receive a Freddie Mac Quote or an Early Rate Lock Application. Information needed for a Quote are requested in the blue-shaded fields.</p> <p>The balance of the fields, which are white, constitute the supplemental information needed to complete the Early Rate Lock Application document.</p> <p>2) Utilize the Rent Roll Summary Section located in the Input Sheet Tab for unit mix information. In addition to this requirement, and as an added option, there is also a detailed Rent Roll Tab available. Instructions for utilizing the detailed Rent Roll are provided in that Tab.</p> <p>3) Describe the proposed loan structure in Quote Scenario #1 within Section B of the Input Sheet. If a quote for an alternative structure is also desired, utilize Quote Scenario #2, which is a separate Tab.</p> <p>4) To print copies of the individual worksheets and/or save the I&E as a separate file, select the appropriate option below or select file-print when in each tab. If you choose to detach the I&E and save it as a separate file, the copy of the file will be created as an unnamed workbook that you will need to save.</p> <p>5) Maps and photos are still required. Submission of this template does not release the Seller/Service from any Guide requirements including any forms and certifications that may be required by the Guide.</p> <div style="text-align: center;"> </div> <p>This template is intended to be used strictly between Seller/Service and Freddie Mac Multifamily; any other use is prohibited.</p> <p>Freddie Mac Multifamily Loan Submission Template version 2.14</p>

<p><i>Input Sheet</i> tab</p>	<p>Added new field <i>Equity Conflict of Interest</i> with Yes/No binary dropdown</p> 
<p><i>Input Sheet</i> tab</p>	<p>Removed <i>Premier Lease-Up</i> from <i>PRODUCT TYPE</i> dropdown</p> 
<p><i>Sales Comps</i> tab</p>	<ul style="list-style-type: none"> • Added <i>Occupancy %</i> into Row 23 for all the sales comps • The existing color combination is used for <i>Occupancy %</i> just like other attributes (not green) • Value for <i>Occupancy %</i> is user input • Value for <i>Occupancy %</i> is up to 2 decimal places • Standard rounding is applied if user enter more than 2 decimal places • These are added to all sales comps based on number selected in cell D4 • XML tags are added for the newly added row

9	Sale Price/Unit					
10	Adj. Price/Unit					
11	Implied Cap Rate					
2	Comparison	Similar	Similar	Similar	Similar	Similar
3	Occupancy %					
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22	Occupancy %	568.88%		56.33%		78.99993%

```

<ns1:salesCompSummary displayNoOfCompCount="10">
  <ns1:salesComp1 propertyState="(Please select from list)" comparison="Similar" occupancy="5.68978"/>
  <ns1:salesComp2 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp3 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp4 propertyState="(Please select from list)" comparison="Similar" occupancy="0.563333"/>
  <ns1:salesComp5 propertyState="(Please select from list)" comparison="Similar" occupancy="78.99993"/>
  <ns1:salesComp6 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp7 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp8 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp9 propertyState="(Please select from list)" comparison="Similar"/>
  <ns1:salesComp10 propertyState="(Please select from list)" comparison="Similar"/>
  
```

Rent Comps tab

Updated background color for Comparable # Average cells to better reflect the ones that need mandatory input

Property Name	Property Address	Property City	Property State	Property Zip	Units	Occ%	Year Built	# of Bedrooms	# of Bathrooms	Min Unit Size(SF)	Max Unit Size(SF)	Min Rent/Unit	Max Rent/Unit
Please select number of Rent Comps								5					
Comparable 2			(Please select from list)					5	Comparable 1 Average				
Please select number of Unit Types								5					
Comparable 3			(Please select from list)					5	Comparable 2 Average				
Please select number of Unit Types								5					
Comparable 4			(Please select from list)					5	Comparable 3 Average				
Please select number of Unit Types								5					

Rent Comps tab

Removed hidden column Vac% (used to be column I)

comparableListRent

Rent Comparable Analysis												
Please select number of Rent Comps												
Comparable	Property Name	Property Address	Property City	Property State <small>(Please select from list)</small>	Property Zip	Units	Occ%	Year Built	# of Bedrooms	# of Bathrooms	Min Unit Size(SF)	Max Unit Size(SF)
Comparable 1												
Please select number of Unit Types									Comparable 1 Average			
Comparable 2												
Please select number of Unit Types									Comparable 2 Average			
Comparable 3												
Please select number of Unit Types									Comparable 3 Average			

I&E tab

Fixed a reference issue seen in the previous version on the *Trailing 9-month collections* cell reference (I69 of the *Collections* tab instead of L69 of the *Collections* tab)

AY18 =IF(ISERROR(Collections!I69),0,Collections!I69)

Expense Autofill Tool											
Fills all expense line items except Mngt Fee & Reserves											
SOURCE OF DATA				Basis Selection							
TIME PERIOD				Actual Collections							
INCOME				Rent Roll NRI				\$0			
Less: Residential vacancy				Trailing 3-month collections				\$0			
Less: Residential Bad Debt				Trailing 6-month collections				\$0			
Short Term Premiums				Trailing 9-month collections				\$0			
Residential NET RENTAL INCOME											
Monthly Residential NRI											
Commercial Income											
Less: Commercial Vacancy											

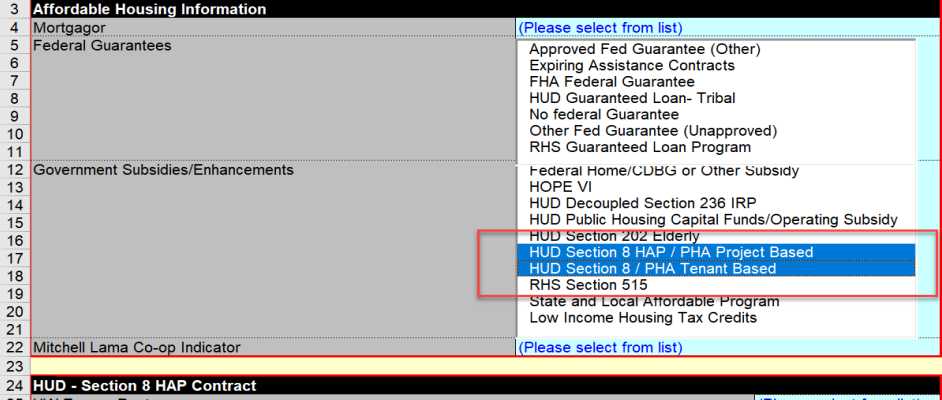
I69 =@GetTrailing(9,1,C6:P66,12)

2024	GPR	Vacancy	% of GPR	Concessions	% of GPR	Bad Debt	% of GPR	Add Back Non Revenue	Net Rental Income
January	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
February	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
March	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
April	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
May	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
June	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
July	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
August	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
September	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
October	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
November	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
December	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0
Total	\$0	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0

Actual Collections			
Trailing	3	6	12
Monthly NRI	\$0	\$0	\$0
Annualized NRI	\$0	\$0	\$0
Economic Occupancy	0.00%	0.00%	0.00%
Physical Occupancy	0.00%	0.00%	0.00%

Trailing 3 Test	
Trailing 3 vs.	
T-6	
T-9	
T-12	

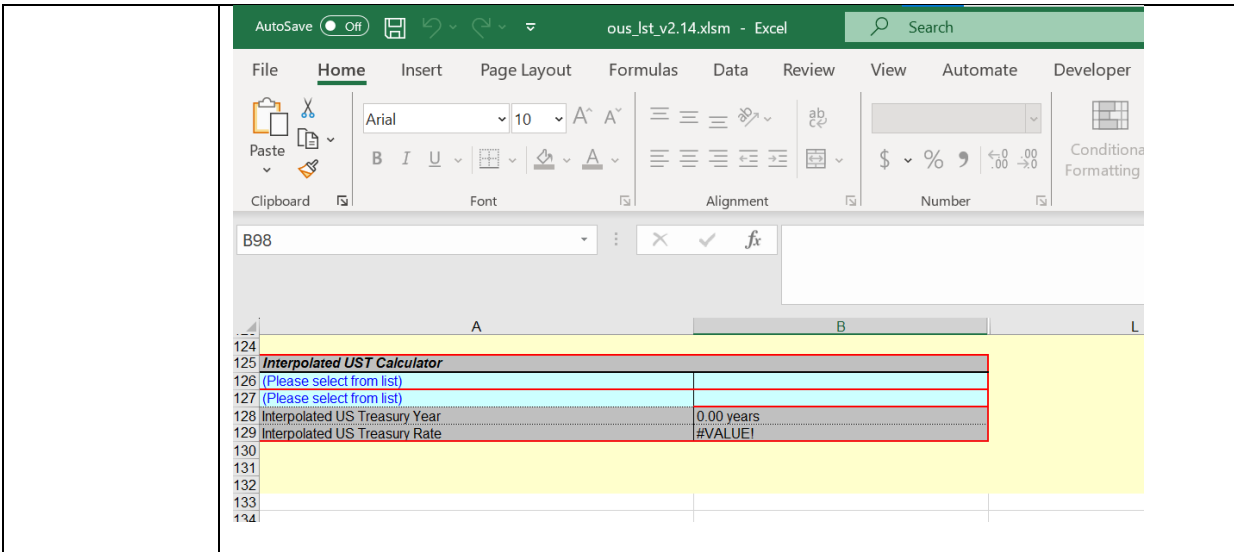
Instructions Input Sheet Narrative Quote Scenario #2 Rent Roll Commercial Rent Roll I&E Collections

<p><i>TAH & Bonds</i> tab</p>	<p>Naming of the following 2 HUD options updated</p> <ul style="list-style-type: none"> • <i>HUD Section 8 HAP</i> updated to <i>HUD Section 8 HAP / PHA Project Based</i> • <i>HUD Section 8 Tenant Base</i> updated to <i>HUD Section 8 / PHA Tenant Based</i> 
<p><i>Supplemental Input</i> tab</p>	<ul style="list-style-type: none"> • Formula Update: <i>Max Supplemental ADS(B75) = B72- B47-C47-D47-E47-F47-G47-H47-I47-J47-K47</i> • Added the following <ul style="list-style-type: none"> - column: <i>Amort Min DCR and Max UST Calculation Steps</i> - column: <i>Seller Proforma and Value</i> - field: <i>Maximum Combined Loan Amount per Maximum Combined LTV</i> - field: <i>Maximum Supplemental Loan Amount per Maximum Combined LTV</i> - field: <i>Maximum Supplemental Loan Amount per Minimum DCR and sized UST</i> - field: <i>Max Supp UPB- Act/360</i> - field: <i>Max Supp UPB- 30/360</i> - column: <i>Freddie Proforma and Value</i> - field: <i>Amort Min DSCR</i> - field: <i>Max Combined ADS</i> - field: <i>Max Supplemental ADS</i> - field: <i>Max Supp Note Rate</i> - field: <i>Max UST</i>

The image displays two overlapping screenshots of Microsoft Excel spreadsheets. The top spreadsheet, titled 'Supplemental Input', shows a table with columns for 'Amort Min DCR and Max UST Calculation Steps' and 'Seller Proforma and Value'. The bottom spreadsheet, titled 'Freddie Proforma and Value', shows a similar table with columns for 'Amort Min DCR and Max UST Calculation Steps' and 'Freddie Proforma and Value'. Both tables list various financial metrics such as 'Amort Min DSCR', 'Max Combined ADS', 'Max Supplemental ADS', 'Max Supp Note Rate', 'Max UST', and 'Maximum Combined Loan Amount per Maximum Combined LTV'. The spreadsheets are shown in a side-by-side view, with the top one partially overlapping the bottom one.

Amort Min DCR and Max UST Calculation Steps		Seller Proforma and Value
Amort Min DSCR		
Max Combined ADS		#DIV/0!
Max Supplemental ADS		#DIV/0!
Max Supp Note Rate		#DIV/0!
Max UST		#DIV/0!
Maximum Combined Loan Amount per Maximum Combined LTV		\$0
Maximum Supplemental Loan Amount per Maximum Combined LTV		\$0
Maximum Supplemental Loan Amount per Minimum DCR and sized UST		\$0
Max Supp UPB - Act/360		\$0
Max Supp UPB - 30/360		\$0
Max Supplemental UPB		\$0

Amort Min DCR and Max UST Calculation Steps		Freddie Proforma and Value
Amort Min DSCR		
Max Combined ADS		#DIV/0!
Max Supplemental ADS		#DIV/0!
Max Supp Note Rate		#DIV/0!
Max UST		#DIV/0!
Maximum Combined Loan Amount per Maximum Combined LTV		\$0
Maximum Supplemental Loan Amount per Maximum Combined LTV		\$0
Maximum Supplemental Loan Amount per Minimum DCR and sized UST		\$0
Max Supp UPB - Act/360		\$0
Max Supp UPB - 30/360		\$0
Max Supplemental UPB		\$0



LST Production Support

For immediate technical support, contact 866 MULTI-FM (866-685-8436). For less critical needs, contact [MF Service Desk@freddiemac.com](mailto:MF_Service_Desk@freddiemac.com) or your Freddie Mac Production Team.