FREDDIE MAC OPTIGO®

Manufactured Housing Community Loan

CUSTOMIZED LOANS FOR MANUFACTURED HOUSING COMMUNITIES

ELIGIBLE PROPERTY TYPES	Existing, stabilized, high-quality and professionally managed manufactured housing communities (MHCs), with or without age restrictions, excluding Seniors Housing properties.
ELIGIBLE OPTIGO® LENDERS	Freddie Mac Multifamily Optigo lenders may originate or service an MHC loan — preferably with a staff that is experienced and knowledgeable in the structure, origination and delivery of MHC loans.
ELIGIBLE BORROWERS	• The sponsor should have two or more years of experience in operating MHCs and should own one other MHC property. • The borrower may be a limited partnership, corporation, limited liability company, or a tenancy in common (TIC) with 10 or fewer tenants in common. General partnerships, limited liability partnerships, real estate investment trusts (REITs) and certain trusts may also be acceptable in limited circumstances, subject to additional requirements. • A borrower must be a Single Purpose Entity (SPE). On loans less than $5 million, a borrower other than a TIC may be a Single Asset Entity instead. • If the borrower is a TIC, each TIC must be an SPE.
TERMS	Up to 5-, 7- and 10-year terms; longer term loans considered on a case-by-case basis.
AMOUNT	$1 million or larger.
MAXIMUM AMORTIZATION	30 years.
INTEREST RATE	Fixed- or floating-rate options are available; please refer to the Fixed-Rate Loan and Floating-Rate Loan term sheets for additional information.
INTEREST ONLY	Partial-term and full-term interest-only available; see table below and related footnotes.
PREPAYMENT PROVISIONS	Refer to the Fixed-Rate Loan and Floating-Rate Loan term sheets for additional information.
RECOURSE REQUIREMENTS	Non-recourse except for standard carve-out provisions.
SUPPLEMENTAL FINANCING	Available, subject to the Supplemental Loan offering requirements.
TAX AND INSURANCE ESCROW	Required.
REPLACEMENT RESERVE ESCROW	Minimum $50 per site per year.
APPLICATION FEE	Greater of $2,000 or 0.1% of loan amount.
EARLY RATE- AND SPREAD LOCK OPTIONS	Early rate- and spread lock options available, typically ranging from 60 days to 120 days, including our early rate-lock and Index Lock options.
REFINANCE TEST	No Refinance Test is necessary if the loan has an amortizing debt coverage ratio (DCR) of 1.40x or greater and a loan-to value (LTV) ratio of 60% or less.
MHC TENANT PROTECTIONS	Within 12 months after loan origination, MHC Tenant Protections must be included in all leases, community rules and regulations, or other written agreements approved by the lender, with owners and renters of manufactured homes at the property, as applicable (see end of term sheet for further details).

ADDITIONAL CONSIDERATIONS	• The property must have a minimum of five pad sites. • The percentage of homes owned by the borrower, borrower-affiliate, or third-party investor cannot exceed 25% in aggregate. • Freddie Mac prefers all homes conform to the requirements of the Federal Manufactured Home Construction and Safety Standards Act of 1974 (HUD Code Standards). • Private wells and septic systems are allowed with considerations. • Leases cannot contain options to purchase pad site. • Retail sales or financing by borrowing entity of any manufactured homes is not allowed. • RV campgrounds and broken condominiums are excluded.

Fixed-Rate/Floating-Rate[1] LTV Ratios and Amortizing[2] DCRs

MHC MAXIMUM LTV AND MINIMUM DCR[3]	PAYMENT TYPE (FOR SPECIFIC PRODUCT ADJUSTMENTS, REFER TO INDIVIDUAL TERM SHEETS)			
	Amortizing and Partial Interest Only[4]		Full-Term Interest-Only	
	Minimum Amortizing DCR	Maximum LTV[5]	Minimum Amortizing DCR	Maximum LTV
≥ 5-YEAR AND < 7-YEAR TERM	1.25x.	75%	1.25x.	65%
7-YEAR TERM	1.25x.	80%	1.25x.	65%
>7-YEAR TERM	1.25x.	80%	1.25x.	70%

[1]Floating-rate proceeds are calculated based on the comparable fixed note rate.

[2]The DCR calculated for the partial-term interest-only and full-term interest-only period used an amortizing payment.

[3]Adjustments may be required depending on the property, product and/or market.

[4]For partial-term interest-only loans, there must be a minimum amortization period of 2 years. All mortgages with <2 years of Amortization must meet the requirement for full-term Interest Only Mortgages.

[5]Maximum combined maturity LTV for Partial Interest Only loans is 70%, and subject to adjustment for certain property and loan types.