

## FREDDIE MAC OPTIGO®

# NOAH Preservation Loan

### PRESERVING NATURALLY OCCURRING AFFORDABLE HOUSING

ELIGIBLE PROPERTY TYPES	Garden, mid-rise, or high-rise multifamily NOAH properties.
ELIGIBLE OPTIGO LENDERS	TAH lenders.
ELIGIBLE BORROWERS	501(c)(3) nonprofit organizations with affordable housing preservation as a stated part of its mission and a demonstrated history of successful property ownership.
MINIMUM AFFORDABILITY	At least 50% of the units must have affordable rents at 60% / 80% / 100% / 120% area median income (AMI) based on market at the time of origination.
MINIMUM EQUITY REQUIREMENTS	Nonprofit must meet at least one of the following: <ul style="list-style-type: none"> <li>Have an equity partner providing mission-focused equity.</li> <li>Contribute 100% of the equity themselves (leveraging soft debt as necessary).</li> <li>Use the Freddie Mac Impact Gap Financing offering.</li> </ul>
LOAN TERM <sup>1</sup>	Up to 15 years.
MAXIMUM AMORTIZATION	Up to 30 years.
MINIMUM DEBT COVERAGE RATIO (DCR) <sup>2</sup>	1.25x with 1.20x available subject to underwriting approval.
MAXIMUM LOAN-TO-VALUE (LTV) RATIO <sup>2</sup>	80% LTV.
TAX AND INSURANCE ESCROW	Required.
FEES	<ul style="list-style-type: none"> <li>Application fee and Commitment fee.</li> <li>Servicing document review fee discounted to \$1,500 per review for items disclosed prior to origination.</li> </ul>
PAYMENT STRUCTURE	Per Freddie Mac Commitment.
PREPAYMENT PROVISIONS	Yield Maintenance or defeasance (to be determined at quoting stages based on transaction structure).
NON-RECOURSE AND/OR GUARANTY	Per Freddie Mac Commitment.
MODERATE REHABILITATION	Subject to underwriting approval.

<sup>1</sup>Loan terms may be up to 30 years which will be determined on a case-by-case basis.

<sup>2</sup>Underwriting parameters are maximum allowed by the program. Transactions will be screened on a deal-by-deal basis and parameters may be adjusted at the Freddie Mac Underwriting team's discretion.