

## FREDDIE MAC OPTIGO®

### Cash Loan for Affordable Housing Preservation

Get one of our cash loans to finance affordable housing preservation. We offer fast, efficient execution with the added advantage of capital markets pricing. Choose either a fixed- or floating-rate loan.

It's immediate, permanent financing with a maximum 15-year loan term.

Borrowers get one-stop shopping, lower fees, and interest rate protection for the life of the loan.

#### FAST, EFFICIENT FUNDING FOR AFFORDABLE HOUSING

<b>ELIGIBLE PROPERTY TYPES</b>	Garden, mid-rise, or high-rise multifamily properties that meet affordability criteria and with 90% occupancy for 90 days.
<b>TERMS</b>	Maximum term of 15 years.
<b>PRODUCT DESCRIPTION</b>	Financing for the acquisition or refinance of stabilized affordable multifamily properties with fixed-rate or floating-rate cash loans; see the Fixed-Rate Loan or Floating-Rate Loan term sheet for more information.
<b>TYPE OF FUNDING</b>	Permanent, immediate financing.
<b>MINIMUM DEBT COVERAGE RATIO<sup>1</sup> (DCR)</b>	1.25x.
<b>MAXIMUM LOAN-TO-VALUE (LTV) RATIO<sup>1</sup></b>	80% of market value.
<b>CONSTRUCTION LOAN TERM</b>	N/A.
<b>Maximum Amortization</b>	30 years.
<b>PREPAYMENT PROVISIONS</b>	Yield maintenance or defeasance, depending on the product.
<b>SUBORDINATE FINANCING</b>	Permitted per the Freddie Mac Multifamily Seller/Servicer Guide.
<b>TAX AND INSURANCE ESCROWS</b>	Required per the Freddie Mac Multifamily Seller/Servicer Guide.
<b>FEES</b>	Application fee, commitment fee, plus other fees as applicable.
<b>Securitization Available</b>	Yes.

<sup>1</sup>Adjustments may be made depending on the property, product and/or market.