



Freddie Mac Bond Credit Enhancement – 4% LIHTC*

Financing for affordable LIHTC multifamily properties funded by the sale of fixed- or variable-rate tax-exempt bonds

Targeted Affordable Housing Offerings

- **Bond Credit Enhancement – 4% LIHTC**
- Bond Credit Enhancement With Other Affordability Components
- 9% LIHTC Mortgage
- Cash Mortgages With Other Affordability Components
- Moderate Rehabilitation
- Tax-Exempt Bond Securitization (TEBS)
- Fixed and Variable Liquidity Pricing

At-a-Glance Comparison

Product Summary	Forward Commitment	Immediate Funding	Moderate Rehabilitation
Product Description	Bond credit enhancement provided for new construction or substantial rehabilitation of affordable multifamily properties with 4% LIHTC	Bond credit enhancement provided for the acquisition or refinance of stabilized affordable multifamily properties with 4% LIHTC	Bond credit enhancement provided for the moderate rehabilitation (with tenants in place) for the acquisition or refinance of stabilized multifamily properties with 4% LIHTC
Type of Funding	Bond credit enhancement available during construction phase; bond credit enhancement during permanent phase following conversion	Bond credit enhancement for fixed- or variable-rate tax-exempt bonds	Bond credit enhancement for acquisition/rehabilitation; based on projected post-rehab NOI; cash or letter of credit collateral required to fund gap between supportable debt on current NOI and mortgage amount (collateral held until stabilization). Interest only during the rehabilitation/stabilization period.
Eligible Properties	To-be-built or substantially rehabilitated garden, mid-rise or high-rise multifamily properties with 4% LIHTC	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC that maintain 85% occupancy for 90 days	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC undergoing moderate rehabilitation with tenants in place
Minimum Debt Coverage Ratio	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 1.20x; 1.25x for cash-out refinance • Fixed-rate and variable rate with minimum 10-year swap: 1.15x; 1.20x for cash-out refinance 	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 1.20x; 1.25x for cash-out refinance • Fixed-rate and variable rate with minimum 10-year swap: 1.15x; 1.20x for cash-out refinance 	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 1.20x; 1.25x for cash-out refinance • Fixed-rate and variable rate with minimum 10-year swap: 1.15x; 1.20x for cash-out refinance
Maximum Loan-to-Value	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 80% of adjusted value or 85% of market value • Fixed-rate and variable rate with minimum 10-year swap: 85% of adjusted value or 90% of market value • HUD Risk Sharing (fixed-rate only): 90% of adjusted value 	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 80% of adjusted value or 85% of market value • Fixed-rate and variable rate with minimum 10-year swap: 85% of adjusted value or 90% of market value • HUD Risk Sharing (fixed-rate only): 90% of adjusted value 	<ul style="list-style-type: none"> • Variable-rate with cap hedge: 80% of adjusted value or 85% of market value • Fixed-rate and variable rate with minimum 10-year swap: 85% of adjusted value or 90% of market value • HUD Risk Sharing (fixed-rate only): 90% of adjusted value

For more information, visit FreddieMac.com/Multifamily

Product Summary	Forward Commitment	Immediate Funding	Moderate Rehabilitation
Loan Term	Minimum of the remaining LIHTC compliance period or 15 years, whichever is less. Maximum 35 years.	Minimum of the remaining LIHTC compliance period or 15 years, whichever is less. Maximum 35 years.	Minimum of the remaining LIHTC compliance period or 15 years, whichever is less. Maximum 35 years. Moderate rehabilitation period/stabilization (max 24 months)
Construction Loan Term	Maximum forward commitment term: 36 months plus a free 6-month extension during construction period	NA	NA
Maximum Amortization	35 years	35 years	35 years
Prepayment Provisions	Fee Maintenance	Fee Maintenance	Fee Maintenance
Subordinate Financing	Permitted per the <i>TAH Guide</i>	Permitted per the <i>TAH Guide</i>	Permitted per the <i>TAH Guide</i>
Tax & Insurance Escrows	Required per the <i>TAH Guide</i>	Required per the <i>TAH Guide</i>	Required per the <i>TAH Guide</i>

* May include bond refunding, substitution, or new issue transactions with 80-20 bonds, combination bonds, 501(c)(3) bonds, Section 8, Section 236, tax abatements, and LIHTC.