

**ELIGIBILITY**

Standard multifamily housing, student housing, seniors housing, manufactured housing communities, cooperative housing and Targeted Affordable Housing Cash (e.g., LIHTC Year 4-10 and 11-15, Section 8) Loans. Loans may be used for acquisition or refinance

**TERMS**

7- and 10-year

**AMOUNT**

\$7.5 million+

**PRICING INDEX**

30-day Average SOFR

**MAXIMUM AMORTIZATION**

30 Years

**AMORTIZATION CALCULATIONS**

Actual/360

**SUPPLEMENTAL LOAN AVAILABILITY**

Yes, subject to requirements specified in the Loan Agreement

**INTEREST RATE CAP**

Required third party cap coverage with an initial term of 3 years for both 7 and 10 year floating rate terms. No cap necessary for loans with a Loan-to-Value (LTV) ratio or less than 60%

**STANDARD LOCK-OUT / PREPAYMENT PROVISIONS**

1 year lock-out followed by 1%. Additional options available.

**Loan-to-Value (LTV) Ratios and Amortizing<sup>1</sup> Debt Coverage Ratios (DCR)**

You can choose from four prepayment provisions when structuring Freddie Mac standard, capped, or uncapped floating-rate loans. Each option offers no prepayment premium for the last 90 days of the loan term.

Fixed-Rate Base Conventional Maximum LTV and Minimum DCR <sup>2</sup>	(For specific product adjustments, refer to individual term sheets)		
	Amortizing	Partial-Term Interest-Only <sup>3</sup>	Full-Term Interest-Only
≥ 5-Year and < 7-Year Term	75% / 1.30x	75% / 1.30x	65% / 1.40x
7-Year Term	80% / 1.25x	80% / 1.30x	70% / 1.35x
> 7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x

<sup>1</sup> The DCR calculated for the partial-term interest-only and full-term interest-only period uses an amortizing payment.

<sup>2</sup> Adjustments may be made depending on the property, product and/or market.

<sup>3</sup> For partial-term interest-only loans, there must be a minimum amortization period of 5 years for loans with terms greater than 5 years. Acquisition loans with 5-year terms may have up to 1 year of partial-term interest-only. For terms of 10 years or more, loans may have interest only in an amount equal to no more than half of the loan term.

*Please reach out to the Agency Sales Team with any questions.*

**CREEKSIDE AT MERIDIAN HILL**  
478 UNITS | INDIANAPOLIS, IN

478 Unit Multifamily property built in 1970, renovated in 2019. \$15,000,000 Floating-Rate Acquisition Loan with Freddie Mac was arranged by Peter Borstelmann in BWE Pittsburgh office.



**10 Year Fixed**  
**5 Years Interest Only**



**227 bps spread**  
**over SOFR**



**72.5% LTV**  
**1.25x DSCR**



**\$28.9 million**



Creekside at Meridian Hill, Indianapolis, IN

*Example provided for internal BWE marketing purposes.*