

HUNT MORTGAGE GROUPwww.huntmortgagegroup.com

For more information on
Hunt Mortgage Group,
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**AFFORDABLE
HOUSING FINANCE**

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FREDDIE MAC CASH LOANS FOR AFFORDABLE HOUSING

Freddie Mac has increased its activities on financing on the acquisition or refinance of stabilized affordable multifamily properties with fixed-rate or floating-rate cash loans for transactions involving affordability such as properties with Section 8 Housing Assistance Payment contracts, Section 236 subsidies and LIHTC transactions nearing the end of their initial compliance period. This product is available for multifamily properties meeting affordable housing criteria that have been occupied with at least 90% occupancy for 90 days.

- Terms of up to 30 years

- 80% LTV with the ability to go to 90% of market value on transactions with HUD Risk-Sharing

- 1.25x DSCR with the ability to go to 1.15x with HUD Risk-Sharing

- 30 year amortization with partial-term and full-term interest only available on lower leverage transactions/strong markets/strong borrowers

- Non-Recourse with carve-outs for "bad acts" such as fraud and bankruptcy

- Replacement Reserve, Tax and Insurance Escrows required

- Supplemental loans – available subject to underwriting requirements

- Yield Maintenance or Defeasance – required on fixed rate loans, depending on the product

- Subordinate financing permitted in accordance with the Freddie Mac Multifamily Seller/Service Guide