

# Freddie Mac Targeted Affordable Housing Preservation

The Freddie Mac Targeted Affordable Housing Preservation program offers an array of loan products for financing in underserved areas that are affordable to families with low and very-low incomes including cash loans, bond credit enhancements, tax-exempt loans, and others. Contact us at [mortgagecompany@community.com](mailto:mortgagecompany@community.com) to learn which Freddie Mac TAH or other loan product is right for you.

<b>Affordability Requirements</b>	Low-income qualifying restrictions; 20% or more units rented to families earning at or below 50% of Area Median Income (AMI), or 40% or more units rented to families earning at or below 60% of AMI; however, other affordability types will be considered
<b>Loan Amount</b>	Minimum \$3 million
<b>Loan Term</b>	7 to 30 years
<b>Amortization</b>	Up to 30 years
<b>Loan-to-Value Maximum</b>	Maximum 80% of market value; 90% of market value with HUD Risk Sharing Loan-to-Value
<b>Debt Service Coverage</b>	1.25x (1.15x with HUD Risk Sharing) Cash-out Refinance: 1.30x (1.20x with HUD Risk Sharing)
<b>Borrower</b>	The Borrower must be a domestic single asset borrowing entity and single purpose entity (SPE)
<b>Interest Rate</b>	Risk-based pricing, varying with LTV, DSC ratios and cash out components
<b>Prepayment</b>	Yield Maintenance
<b>Third Party Reports</b>	MAI appraisal, Physical Needs Assessment, Environmental Phase I, Zoning, and Moisture Management reports are required; Seismic Report may be required for properties in Seismic Zones 3 and 4

Contact your local Mortgage Officer to see how we can tailor a loan to meet your needs.



# Freddie Mac Targeted Affordable Housing Preservation

<b>Reserves</b>	Tax and insurance escrows are required per the TAH Guide; Funded Repair and Replacement escrow is required based on engineer's Physical Needs Assessment; For Loans at less than 70% of value with no deferred maintenance, funding of repair and replacement reserve can be waived, with Freddie Mac approval
<b>Application and Due Diligence Fees</b>	\$2,500 non-refundable Application Fee to cover internal underwriting costs; \$12,500 Due Diligence Fee to cover third party reporting and the greater of \$3,000 or 0.1% to Freddie Mac as a non-refundable Application Fee
<b>Origination Fee</b>	Minimum origination fees will vary depending on the loan characteristics
<b>Legal Fees</b>	Estimated at \$10,000 to \$15,000 varying with characteristics of the deal
<b>Timing</b>	60 days from application to commitment, dependent on 3rd party report timing and Borrower's submission of due diligence
<b>Rate Lock</b>	Rate lock occurs after commitment is issued
<b>Assumability</b>	Loan is assumable, subject to Freddie Mac and Servicer approval of the proposed replacement Borrower; Fees include one percent assumption fee, part of which is paid to Freddie Mac, and a processing fee to cover underwriting expenses to Freddie Mac and the Servicer

Learn More



[communityp.com/  
mortgagecompany](https://communityp.com/mortgagecompany)

Contact Us



[mortgagecompany@  
communityp.com](mailto:mortgagecompany@communityp.com)



855.363.4646



**Mortgage  
Company LLC**  
A Subsidiary of The Community  
Preservation Corporation

The Community Preservation Corporation, in its sole discretion, may, at any time and without prior notice, terminate the loan program, amend or waive compliance with any terms, or reject any or all proposals for funding. Sept., 2017.