

FREDDIE MAC TARGETED AFFORDABLE



**Mortgage
Company**

A COOPERATIVE OF IMPACT-DRIVEN
NONPROFIT LENDERS AND INVESTORS

Tax-Exempt Loan

Cost-Effective Tax-Exempt Financing

Freddie Mac Tax-Exempt Loans (TELs) help CPC Mortgage Company customers save time and money when buying or refinancing affordable multifamily properties financed with tax-exempt debt.

The streamlined TEL process means fewer documents, fewer participants and less expense than traditional bond credit enhancements.

CPC Mortgage Company is a longtime Freddie Mac partner and an approved Optigo lender for this Freddie Mac Multifamily Targeted Affordable Housing product.

Product Highlights

- Great alternative to tax-exempt bond credit enhancements with 4% Low-Income Housing Tax Credits (LIHTCs)
- Immediate funding and forwards
- Interest-only options
- We support eligible mixed-use properties

Product Description	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 4% Low-Income Housing Tax Credits (LIHTC) with at least 7 years remaining in in the tax credit benefit stream
Eligible Property Types	Garden, mid-rise or high-rise multifamily properties with 4% LIHTC with 90% occupancy for 90 days
Term	Up to 30 years
Type of Funding	Immediate fixed-rate ¹ financing or forward commitment fixed-rate permanent financing
Minimum Debt Coverage Ratio (DCR)²	1.15x ²
Collateral	First-lien mortgages of conventional, seniors housing or student housing properties
Maximum Loan-to-Value (LTV) Ratio¹	85% of adjusted value or 90% of market value ³
Construction Loan Term	Up to 36 months
Maximum Amortization	Up to 35 years
Subordinate Financing	Permitted; supplemental loans are available ⁴
Tax and Insurance Escrows	Required
Fees	Application fee, commitment fee, plus other fees as applicable
Pricing	Transactions will be priced at a spread to 10-year Treasuries
Securitization	Yes, using Freddie Mac's M-Deals ^(R)
Yield Maintenance	Minimum 10 years' prepayment protection

¹ Contact your CPC Mortgage Company rep about floating-rate options

² May include bond refunding, substitution or new issue transactions with 80-20 bonds, combination bonds, Section 8, Section 236, tax abatements and LIHTC.

³ Adjustments may be made depending on the property, product and/or market.

⁴ Includes USDA section 515 loans.

About CPC Mortgage Company

A first of its kind cooperative of impact-driven, nonprofit mortgage lenders and investors, CPC Mortgage Company brings together the unique expertise of managing member The Community Preservation Corporation and cooperative owners Cinnaire and National Equity Fund. This innovative model leverages the best in class execution, commitment to service, transparency and reach of three nonprofit lenders, with the shared goal of expanding and preserving affordable and workforce housing.

For more information, visit us at community.com/mortgagecompany.

CPC Mortgage Company, 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. Feb., 2023