



PRODUCT SNAPSHOT

Supplemental Loan

Add-On Funding Without Refinancing

Our supplemental loan gives borrowers access to additional capital at a cost lower than refinancing. Take advantage of Freddie Mac's flexible terms, streamlined underwriting and certainty of execution.

The Freddie Mac Difference

When it comes to multifamily finance, Freddie Mac gets it done. We work closely with our OptigoSM network of Seller/Service providers to tackle complicated transactions, provide certainty of execution and fund quickly.

Contact your Freddie Mac Multifamily representative today — we're here to help.

Borrowers Who Want to Know More

Contact one of our Optigo Seller/Service providers at mf.freddiemac.com/borrowers/

- Additional financing placed at least 12 months after origination of the first loan or the most recent prior supplemental loan
- Both fixed- and floating-rate supplemental loans available
- Supplemental financing behind securitized loans is a unique advantage of the Freddie Mac execution

Freddie Mac Multifamily
Green Advantage[®]

Our Freddie Mac Multifamily **Green Advantage**[®] initiative rewards Borrowers who improve their properties to save energy or water.

Eligible Optigo Seller/Service	<ul style="list-style-type: none"> ▪ If the first loan has been securitized, the original Optigo Seller/Service for that first loan or currently servicing that first loan ▪ If the first loan has not been securitized, the Optigo Seller/Service currently servicing that first loan
Eligible Borrowers	Original first loan borrower or lender-approved transferee
Eligible Loans¹	<ul style="list-style-type: none"> ▪ Loans behind existing first loans <ul style="list-style-type: none"> - Stabilized properties in good standing - Purchased through the Conventional Cash Mortgage Purchase program, the Targeted Affordable Housing Cash Mortgage Purchase program, the Seniors Housing Cash Mortgage Purchase program, and Conventional Structured Transactions ▪ Prior loans (first loans and any prior supplemental loans in place) must have remaining terms of 3 years or more ▪ Minimum supplemental amount: \$1 million
Terms	Coterminous with first loan; must be at least 12 months after origination of the first loan or the most recent prior to the supplemental loan; not available during the last 3 years of the first loan
Prepayment Provisions	Structured as a yield maintenance loan
Reserve and Escrow Requirements	Origination of a supplemental loan may trigger collection of deferred reserves and escrows for that first loan. Deferred insurance escrows may be permitted under limited circumstances.
Refinance Test	Based on the sum of the debt service and unpaid principal balance of the first loan and all existing and proposed supplemental loans
Servicing Fee	Calculation based on supplemental proceeds
Loan Documents	Subject to Freddie Mac's then current loan documents and any applicable conditions set forth in the first loan and any existing supplemental loan documents

Loan-to-Value (LTV) Ratios and Amortizing Debt Coverage Ratios (DCR)¹

Supplemental Loan Base Maximum LTV and Minimum DCR	Fixed-Rate LTV/DCR and Floating-Rate LTV/DCR (DCR at comparable fixed-note rate)		
	Amortizing ²	Partial-Term Interest-Only	Full-Term Interest-Only (including any supplemental loan with a full-term interest-only first loan)
≥ 3-Year and < 5-Year Term	75% / 1.35x	75% / 1.35x	65% / 1.45x
≥ 5-Year and < 7-Year Term	75% / 1.30x	75% / 1.30x	65% / 1.40x
≥ 7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x

¹ All DCRs and LTVs are calculated based on the sum of the amortizing debt service and unpaid principal balance of the first loan and all existing and proposed supplemental loans.

² 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.