

Private Placement PC Swap



Our PC Swap provides liquidity for investors, originators and holders of loans backed by multifamily housing collateral.

Freddie Mac can create customized deal executions to meet the needs of our customers. The following overview is based on average deal size, credit parameters and structure. All terms are subject to change.

This offering is part of our TAH Structured business.

Sponsor

Small financial institutions, community banks, investment vehicles, CDFIs, HFAs, or aggregators of multifamily collateral.

We Help You

- Manage your balance sheet
- Monetize your portfolio
- Increase liquidity
- Optimize reserve requirements
- Maintain relationships

Deal Size

Optimal loan pool size of at least \$30 million in aggregate UPB

Deal Collateral

Loan backed by multifamily housing

Our Guarantee

Freddie Mac guarantees principal and interest payments on the guaranteed certificates.

Product Snapshot

- Freddie Mac guaranteed securities
- Loans are exchanged for more liquid securities
- Potential to act as subservicer
- Single or multiple loan structures
- Sponsor can retain or sell exchanged securities

Duty to Serve

- As the top funder of affordable housing in the U.S., we innovate to serve the needs of the market — and work to tackle the nation's most persistent housing challenges. Through our Duty to Serve commitment with the Federal Housing Finance Agency, we focus on rural and manufactured housing and preserving more affordable housing for renters nationwide.

Servicing

Loans are sold to Freddie Mac on a servicing-released basis. With Freddie Mac's approval, the Sponsor may act as subservicer of the loans.

Reps and Warranties

The Sponsor will be required to provide loan-level and borrower-level representations and warranties to Freddie Mac.

Collateral Due Diligence

Freddie Mac will be entitled to conduct a full underwriting and due diligence review of all the loans, including interior and exterior physical inspections, borrower and guarantor credit, property financials and rent rolls, environmental, compliance, valuation, and collateral files and servicing files. Freddie Mac will determine which loans will be purchased and securitized based on its review.

For more information, please contact:

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