LMD
CAPITAL PARTNERS

FREDDIE MAC

Freddie Mac Conventional Small Loan

The Optigo small-balance execution for stabilized, predominantly market-rate multifamily of 50 units or fewer, running from $2 million to $10 million on the same documents and policies as conventional.

Indicative Terms

LOAN AMOUNT	$2,000,000 to $10,000,000.
LOAN TERM	5-, 7-, 10-, 12- or 15-year fixed-rate terms.
MAXIMUM AMORTIZATION	30 years.
AMORTIZATION CALCULATIONS	Actual/360 standard, with 30/360 available.
MAXIMUM LTV	Up to 80% on amortizing and partial interest-only structures; up to 70% on full-term interest-only. Varies by term.
MINIMUM COVERAGE	1.25x.
LOCK-OUT PERIOD	Two years following securitization.
PREPAYMENT TERMS	Standard structure is yield maintenance until securitization, then a two-year lockout followed by defeasance. No premium during the final 90 days.
LOCK OPTIONS	Spread lock for 60 days following loan application. An index lock option may be available.
RECOURSE	Non-recourse except for standard carve-out provisions.
TAX AND INSURANCE ESCROW	Generally required.
REPLACEMENT RESERVE DEPOSIT	Generally required.
FREDDIE MAC APPLICATION FEE	0.10% of the loan amount.
SUPPLEMENTAL LOANS	Available, subject to the requirements of the loan agreement.
REFINANCE TEST	Not required where the amortizing coverage ratio is at least 1.40x and LTV is 60% or less.
APPLICATION FEE	Quoted per transaction.
ORIGINATION FEE	Quoted per transaction.

Indicative Terms (continued)

LEGAL FEES	Quoted per transaction.

Eligible Properties & Sponsors

Eligible borrowers include limited partnerships, corporations, limited liability companies, and tenancies-in-common with five or fewer tenants. General partnerships, limited liability partnerships, REITs and certain trusts may qualify in limited circumstances, and the borrower must be a single-purpose entity. Eligible properties are standard multifamily of 50 units or fewer, predominantly market rate. Student housing, seniors housing, manufactured housing communities and cooperative housing are excluded. Mixed-use is supported on acquisitions and refinances, and hard subordinate debt is prohibited.