

# Freddie Mac Conventional Supplemental Loan

GREYSTONE

## Eligible Optigo Lenders

If the first loan has been securitized, the original Optigo lender for the first loan or the Optigo lender currently servicing that first loan. If the first loan has not been securitized, the Optigo lender currently servicing the first loan.



## Eligible Borrowers

Original first loan borrower or lender-approved transferee

## Eligible Loans

- Loans behind existing first loans
  - 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

## Loan Term

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

## Max Loan to Value

80%

## Minimum Coverage

1.25x

## Prepayment Terms

Structured as a yield maintenance loan

## 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

## 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

## Recourse Requirements

Non-recourse except for standard carve-out provisions

### **Lender Application Fee**

\$15,000; covers 3rd party reports and processing/underwriting costs

### **Freddie Mac Application Fee**

Based on loan agreement of original loan

### **Legal Fees**

\$20,000 varying with characteristics of the deal

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