



July 29, 2021

Multifamily Disclosure Guide Enhancements

Starting with October 2021 issued Multifamily pools, Freddie Mac will update its Multifamily Disclosure Guide to include the following changes (key changes highlighted in yellow):

1. Disclosing Unconverted WA Net Interest Rate in S-17 on Page 5 of the Guide (reflecting the original rate of the PC regardless of Interest Accrual Method of the underlying loans)

S-17	WA Net Interest Rate (Unconverted)	The weighted average interest rate of the loans less servicing fees and guarantor fees.		Numeric	2.3	6	Rounded to the 3rd decimal	This shows the original rate regardless of the Interest Accrual Method of the underlying loans
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2. Adding a disclosure field for Converted WA Net Interest Rate for pools backed by Actual/360 Interest Accrual Method loan(s) in S-99 on Page 20 of the Guide

S-99	WA Net Interest Rate (Converted)	The weighted average interest rate of the loans less servicing fees and guarantor fees converted from Actual/360 to 30/360 interest accrual method.		Numeric	2.3	6	Rounded to the 3rd decimal	For Actual/360 Interest Accrual Method loan backed pools only, will be blank for 30/360 loan backed pools
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In addition, Freddie Mac will start disclosing values in **SS-091 (Days Delinquent)** for Multifamily pools on Page 33.

If you have any questions, please contact the Freddie Mac Investor Inquiry line at 800-336-3672 or investor_inquiry@freddiemac.com.

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