

# TAH EXPRESS

A New Financing Program for  
Affordable Apartment Projects



## WHAT IS TAH EXPRESS?

A new Freddie Mac targeted affordable housing finance program.

## WHY TAH EXPRESS?

It's cheaper – faster – and easier. Here's why:

- Aggressive interest rate discounts available for affordability.
- Closing costs are 33% less.
- Fewer items required to get you to closing.
- A quicker turnaround in quoting your deal, and a faster timeframe for closing it.
- Designed specifically for loans \$10 mill and under.

## PROGRAM HIGHLIGHTS

Markets	Nationwide
Max Loan Amount	\$10 million or less
Underwriting	Max 80% LTV / Min 1.20x DSCR in top markets
Loan Purpose	Acquisition or Refinance
Loan Terms	5-, 7-, 10-, or 15-year fixed-rate loan 5-, 7-, or 10-year floating-rate loan
Amortization	30 Years, with interest only available up to 10 years
Prepayment	Yield Maintenance or Declining Prepayment Option
Recourse	Non recourse with standard carve out provisions

## ELIGIBLE TRANSACTIONS

Multifamily properties with any of the following affordable characteristics:

- ✓ LIHTC properties in at least year 11 of their compliance period
- ✓ Long-term HAP contracts
- ✓ Regulatory agreements with rent/income restrictions
- ✓ Tax abatements
- ✓ Section 8 vouchers
- ✓ Unsubsidized affordable

## WANT MORE INFO?

Contact  
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