

## **MULTIFAMILY LOAN PERFORMANCE DATABASE OVERVIEW AND DATA DICTIONARY**

This Multifamily Loan Performance Database (MLPD) provides historical information on a subset of the Freddie Mac multifamily loan portfolio. The MLPD comprises information regarding certain multifamily whole loan investments, but excludes loans that are (or will be) put into our mortgage related securities, credit revolvers, old book (pre-1994) loans, and negotiated transactions/structured deals. Because the MLPD data includes whole loans that are held-for-investment, net of the excluded categories just listed, but does not include held-for-sale loans that will later be securitized, it does not have information on loans that previously have been securitized in the form of K Certificates. Information on collateral underlying individual issuances of our K Certificates is available in the Offering Circular Supplement for the relevant K-deal.

The MLPD includes multifamily loans funded beginning in 1994, when Freddie Mac actively reentered the multifamily market using a revised underwriting process after minimal participation in the market for several years. The current database provides performance information through 2016Q1. The database is updated regularly, at least 90 days after the end of the previous quarter.

The MLPD is a panel database, meaning that it has multiple observations for each mortgage loan. It has loan-quarter observations, so a loan that existed in all of 2012 and 2013 would have eight observations across those two years. When a loan pays off or is sold out of Real Estate Owned (REO), the loan/property is no longer active, and no further information is added to the database for that loan.

The data in each update of the MLPD is based on information as of the last reported date in the file, the end of 2016Q1 in this file. The information could become out of date and/or inaccurate. Freddie Mac does not undertake any obligation, and disclaims any duty, to update any of the information in the MLPD. Previously reported data is subject to change due to information updates and data corrections. In addition, Freddie Mac may reflect some data changes in the MLPD for the current period without adjusting prior periods.

The MLPD is provided for information purposes only and is not intended to provide any prediction regarding the future performance of loans or securities owned or guaranteed by Freddie Mac. Freddie Mac's future performance, including financial performance, is subject to various risks and uncertainties that could cause actual results to differ materially from expectations. The factors that could affect the company's future results are discussed more fully in its reports filed with the SEC.

The following table is a summary of the data that is in the MLPD for the quarter ended March 31, 2016. The table will be updated with each release.

Funding Year	Number of Funded Loans	Average Origination UPB (\$ millions)	Total Origination UPB (\$ millions)	Average Origination LTV	Average Origination DCR	Average Origination Interest Rate	UPB as of 1Q'16 (\$millions)	Total Defaulted UPB (at acquisition, \$millions)	REO & FCL losses, and Selling expenses for liquidated loans as of 1Q'16 (\$millions)
1994	122	3.6	439	0.68	1.48	9.0%	0.0	0.8	0.5
1995	230	4.7	1082	0.75	1.39	8.4%	1.3	6.6	-0.3
1996	377	3.6	1349	0.73	1.42	8.2%	0.0	-	-
1997	325	5.1	1651	0.73	1.52	7.9%	3.4	8.6	-2.9
1998	584	4.8	2801	0.71	1.68	6.9%	20.3	9.5	5.1
1999	679	7.3	4942	0.69	1.78	7.2%	25.3	32.4	7.5
2000	473	8.8	4164	0.70	1.52	8.0%	23.0	61.4	9.2
2001	716	8.8	6291	0.69	1.79	7.0%	140.2	15.1	8.8
2002	727	8.6	6254	0.69	1.84	6.4%	216.5	44.0	12.1
2003	705	9.0	6327	0.68	2.06	5.3%	345.0	8.5	4.6
2004	751	10.0	7513	0.72	1.81	5.0%	483.8	17.6	5.8
2005	807	10.9	8773	0.70	1.82	5.3%	702.4	8.6	-2.0
2006	939	12.2	11451	0.67	1.70	5.9%	3207.4	183.6	50.1
2007	1357	13.1	17841	0.68	1.57	5.8%	6885.5	95.8	37.9
2008	1273	12.8	16315	0.68	1.61	5.6%	4209.6	223.4	39.8
2009	639	13.2	8435	0.69	1.83	5.1%	1833.5	-	-
2010	246	10.5	2588	0.68	1.79	5.0%	800.3	-	-
2011	223	9.3	2077	0.67	1.87	4.5%	562.9	-	-
2012	114	5.4	616	0.62	1.74	5.2%	331.9	-	-
2013	74	5.4	400	0.59	1.74	5.1%	295.6	-	-
2014	55	21.7	1195	0.66	2.24	4.5%	858.3	-	-
2015	129	17.1	2205	0.71	2.15	3.6%	2169.2	-	-
2016	25	19.1	478	0.70	2.17	3.7%	478.1	-	-

The aggregate unpaid principal balance (UPB) of the portfolio of loans included in the MLPD differs from the UPB of the multifamily loan portfolio for Freddie Mac's Multifamily business segment, as reported in our periodic reports filed with the [SEC](#). The MLPD excludes certain types of loans that are not representative of

our traditional book of business, like credit revolvers, old book loans and deals that may have significant credit enhancement. Starting with the \$51.4 billion of unsecuritized loans reported in our Form 10-Q for the quarter ended March 31, 2016, the following loan categories are removed: \$23.6 billion of loans held for sale, \$4.2 billion of negotiated transactions/structured deals or credit revolvers, as well as the very small amount of old book (pre-1994) loans in the portfolio. The final balance in the MLPD for 2016Q1 is \$23.6 billion.

The database displays certain information on losses for defaulted loans. This information is summarized in four fields: Pre-Foreclosure and Foreclosure Expense (Income), REO Operating Expense (Income), Selling Expense (Income), and Sales Price. All four are cumulative amounts and are shown at the last available quarter for the defaulted loans. We note here that these are economic losses and are based on actual transaction amounts. As such, the amounts presented in the database won't necessarily match to accounting definition of credit losses. Credit losses in the Freddie Mac Multifamily portfolio continue to decline, as only a few loans defaulted in recent quarters. As such, the differences in accounting reported credit losses and economic losses reported in the MLPD have become less important. Furthermore, some immaterial differences between the economic and accounting losses are also due to the unavailability of loan level losses of some expenses (incomes). Nevertheless, we expect to make updates to reported amounts as we continue to accrue additional losses or gains over the time (especially for the loans that defaulted most recently). Summary tables depicting losses by various categories along with portfolio summary for these categories, as well as severity estimated based on liquidated properties are included in the Multifamily Loan Performance Dataset Loss Summary report, which can be found on the web at <http://www.freddiemac.com/multifamily/investors/securities.html>

The database itself is stored at <http://www.freddiemac.com/multifamily/investors/securities.html> .

Additional information for multifamily products can be found on the Freddie Mac website.  
<http://www.freddiemac.com/multifamily/>

## Data Dictionary and layout

The file is a bar-delimited text file. The formats are based SAS 9.2 definitions.

Location in the data	Variable	Field Name	Type	Format	Description	Values and description
1	Loan ID	Inno	Char	\$9.00	Loan Number	Each loan has a unique identification number
2	Quarter	quarter	Char	\$8.00	Calendar quarter.	Any valid date (i.e. y12q4 for the second quarter of 2012)
3	Loan Status	mrtg_status	Char	\$9.00	Code that identifies the mortgage status in a given quarter.	100 = Current or less than 60 day delinquent 200 = 60 or more days delinquent 300 = Foreclosure 450 = Real estate owned 500 = Closed
4	Ending Balance	amt_upb_endg	Num	17.2	Unpaid principal balance at the end of the quarter.	Any non-negative value
5	Liquidation Date	liq_dte	Date	date9	Loan payoff date.	Any valid date or null (DDMMYYYY)
6	Liquidation Balance	liq_upb_amt	Num	17.2	Unpaid principal balance amount at the date of payoff.	Any non-negative value
7	Date Sold	dt_sold	Date	date9	Actual sale date when the title passes from Freddie Mac.	Any valid date or null (DDMMYYYY)
8	Fixed to Float code	cd_fxfltr	Char	\$6.00	Code for Fixed-to-Float loans	FLFXFL = Float to Fixed to Float loan FLTFLT = Float to Float loan FXDFLT = Fixed to Float loan Null = Not Fixed to Float
9	Amortization Term	cnt_amtn_per	Num	5	Mortgage Amortization period in months.	Any non-negative value
10	Balloon Term	cnt_blln_term	Num	4	Balloon term in months	Any non-negative value
11	Interest Only Period	cnt_io_per	Num	4	Interest Only period in months	Any non-negative value
12	Interest Only End	dt_io_end	Char	date9	Date the interest only period ends.	Any valid date or null (DDMMYYYY)
13	Mortgage Term	cnt_mrtg_term	Num	5	Count of the mortgage term.	Any non-negative value
14	Residential Units	cnt_rsdntl_unit	Num	9	Residential unit count.	Any non-negative value
15	Yield Maintenance Period	cnt_yld_maint	Num	11	Yield Maintenance Count.	Any non-negative value
16	Rate Type	code_int	Char	\$3.00	The type of interest calculation that is used.	FIX: Fix rate mortgage VAR: Variable rate mortgage
17	Original DCR	rate_dcr	Num	12.7	Debt Service Coverage Ratio rate as of loan origination.	Any non-negative value
18	Note Rate	rate_int	Num	11.7	Current interest rate of the loan.	Any non-negative value
19	Original LTV	rate_ltv	Num	10.7	Loan-to-Value ratio as of Loan Origination.	Any non-negative value
20	Original Balance	amt_upb_pch	Num	17.2	Unpaid principal balance when the loan was purchased by Freddie Mac or the bond was settled at the time of purchase.	Any non-negative value



We make home possible<sup>SM</sup>

21	Fund Date	dt_fund	Date	date9	Date Freddie Mac purchased the loan.	Any valid date (DDMMYYYY)
22	Maturity Date	dt_mty	Date	date9	Maturity date.	Any valid date (DDMMYYYY)
23	Property State	code_st	Char	\$2.00	State identifier.	State codes
24	Property Metro	geographical_region	Char	\$45.00	Geographical region.	Geographic area name
25	Link ID indicator	id_link_grp	Num	9	Identification number for the linked loans related to the same property.	Any valid number for the loans that are linked to other loans, missing for those that aren't.
26	Senior housing indicator	Code_sr	Char	\$6.	Senior housing code	ASL = Assisted living CCR = Continuing Care ICC = Independent and/or Congregate SAP = Senior apartments
27	REO Operating Expense (Income)	REO_Operating_ExpInc	Num	17.2	Cumulative expenses (income) related to REO operations.	Missing for non-defaulted loans and for all but the last observation for defaulted loans.
28	Pre-Foreclosure and Foreclosure Expense (Income)	PreFcl_Fcl_ExpInc	Num	17.2	Cumulative expenses (income) related to pre-foreclosure and foreclosure processes	Missing for non-defaulted loans and for all but the last observation for defaulted loans.
29	Selling Expenses (Income)	Selling_ExpInc	Num	17.2	Cumulative expenses (income) related to the property selling process.	Missing for non-defaulted loans and for all but the last observation for defaulted loans. The value is zero for the defaulted loans that haven't been disposed.
30	Sales Price	Sales_Price	Num	17.2	Sales price.	Missing for non-defaulted loans and for all but the last observation for defaulted loans. The value is zero for the defaulted loans that haven't been disposed.