



Ahead of the Curve

ALERT

Our commitment to keep you informed as events continue to unfold during this time remains. In anticipation of the many consequences of this pandemic, Freddie Mac has developed a program to deal with impacted borrowers, their properties, their tenants and associated loans. Below you will find a detailed summary of Freddie Mac's Forbearance Program. The below summary is for reference purposes only.

Freddie Mac will offer forbearance up to 90 days (three consecutive monthly payments). If the Borrower accepts this arrangement, Freddie Mac will also waive any associated late charges and default interest.

Can only be taken in consecutive months

Duration of the forbearance is between April and August

The Borrower has a 12-month period to repay the total forbore amount, without additional interest or prepayment premium.

Forbearance is only available on Performing Loans; any delinquent loans or loans with, for example, delinquent taxes or other performance-related issues are not eligible.

Freddie will bear the cost – it will not impact the securitization trust or SSs

Master will make the advances and will bill Freddie

Advance interest will be paid by Freddie for the entire time; this will not negatively impact the trust

The Borrower must agree that during the forbearance period it will not evict a tenant based solely on non-payment of rent occurring as a consequence of the COVID-19 emergency.

The Borrower must provide the following:

Forbearance Agreement - this agreement is non-negotiable

Hardship Letter - expressing an inability to pay

Delinquency Report (current rent roll or similar proof of inability to pay debt service or including a forecast that demonstrates inability to make debt service payment).

At the end of 90 days, if loan payments do not restart, loan is transferred to Special Servicing.

Freddie will be very flexible on all extensions.

60 day maturity extensions will be determined by the Servicer, with supporting information on take out permitted today; additional guidance forthcoming.

As always, we will continue to keep you updated as changes are made to this plan.

Please do not hesitate to reach out if you have any questions. Our focus is to ensure we meet our customer's needs while doing our part to keep you, our associates and our communities safe and informed. Your health and well-being are our highest priority and we truly appreciate the trust that you place in us when you choose to work with Sabal.