



Freddie Mac Prices \$98 Million Q-Deal Multifamily Securities Offering

July 25, 2015

MCLEAN, VA--(Marketwired - Jul 24, 2015) - [Freddie Mac](#) (OTCQB: FMCC) recently priced its second Q Certificates multifamily mortgage-backed security, which are Structured Pass-Through Certificates (SPC) backed by multifamily loans not underwritten by Freddie Mac at the time of origination but that meet the company's current underwriting standards. The company expects to issue approximately \$98 million in Q-002 Certificates, which are expected to settle on or about July 30, 2015. The first Q Certificate offering was settled in November 2014.

Pricing Details

| Class | Principal/Notional Amount (mm) | Weighted Average Life (Years) | Spread (bps) | Coupon | Yield | Dollar Price |
|-------|--------------------------------|-------------------------------|--------------|--------|---------|--------------|
| A-1 | \$21.716 | 5.52 | S + 62 | 2.5260 | 2.5058% | \$99.9994 |
| A-2 | \$76.285 | 15.98 | S + 105 | 3.8710 | 3.7957% | \$100.9954 |
| X-A | \$98.001 | N/A | T + 190 | 1.2358 | 4.3233% | \$9.9645 |

The Q-002 Certificates are guaranteed by Freddie Mac and are backed by 60 affordable, multifamily mortgages underwritten by Impact Community Capital. Wells Fargo Securities, LLC is the sole structuring agent, lead manager and sole bookrunner. The loans were originated by Wells Fargo Bank, National Association, Bank of America, N.A. and JPMorgan Chase Bank, National Association and are being sold by Impact C.I.L., LLC.

The Q-002 Certificates include two senior principal and interest classes and two senior interest only classes. The Q-002 Certificates are backed by corresponding classes issued by the Impact Funding Affordable Multifamily Housing Mortgage Loan Trust 2015-2 and guaranteed by Freddie Mac. The Impact Funding Affordable Multifamily Housing Mortgage Loan Trust 2015-2 Trust will also issue certificates consisting of the Class B, C, X-FX2, Q, R-I and R-II Certificates, which will not be guaranteed by Freddie Mac and will not back any class of Q-002 Certificates.

Related Links

- The Q-002 preliminary offering circular supplement: <http://www.freddiemac.com/mbs/data/q002oc.pdf>
- Freddie Mac Multifamily [Investor Presentation pdf](#)
- [Multifamily Securities Investor Access](#) database of post-securitization data from Investor Reporting Packages

This announcement is not an offer to sell any Freddie Mac securities. Offers for any given security are made only through applicable offering circulars and related supplements, which incorporate Freddie Mac's Annual Report on Form 10-K for the year ended December 31, 2014, filed with the Securities and Exchange Commission (SEC) on February 19, 2015; all other reports Freddie Mac filed with the SEC pursuant to Section 13(a) of the Securities Exchange Act of 1934 (Exchange Act) since December 31, 2014, excluding any information "furnished" to the SEC on Form 8-K; and all documents that Freddie Mac files with the SEC pursuant to Sections 13(a), 13(c) or 14 of the Exchange Act, excluding any information furnished to the SEC on Form 8-K.

Freddie Mac's press releases sometimes contain forward-looking statements. A description of factors that could cause actual results to differ materially from the expectations expressed in these and other forward-looking statements can be found in the company's Annual Report on Form 10-K for the year ended December 31, 2014, and its reports on Form 10-Q and Form 8-K, filed with the SEC and available on the Investor Relations page of the company's Web site at www.FreddieMac.com/investors and the SEC's Web site at www.sec.gov.

Freddie Mac was established by Congress in 1970 to provide liquidity, stability and affordability to the nation's residential mortgage markets. Freddie Mac supports communities across the nation by providing mortgage capital to lenders. Today Freddie Mac is making home possible for one in four home borrowers and is one of the largest sources of financing for multifamily housing. Additional information is available at FreddieMac.com, Twitter [@FreddieMac](https://twitter.com/FreddieMac) and Freddie Mac's blog FreddieMac.com/blog.

The financial and other information contained in the documents that may be accessed on this page speaks only as of the date of those documents. The information could be out of date and no longer accurate. Freddie Mac does not undertake an obligation, and disclaims any duty, to update any of the information in those documents. 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 our reports filed with the SEC.