

FREDDIE MAC SBL UNDERWRITING & SUPPORT



The Birdsey Group is pleased to announce that we now offer Freddie Mac Small Balance Loan full underwriting and support services. Streamline your Freddie Mac SBL origination platform by engaging our experienced Agency underwriting staff to handle all or part of the Freddie SBL package preparation.

Birdsey Group Freddie Mac SBL capabilities include:

- Borrower credit analysis including review of credit reports
- Order and manage 3rd party reports
- Title review
- Collection of Freddie Mac Form 1115 (Borrower and Principal cert), Form 1116 (SREO for Borrower and Principal), Form 1117 (Borrower Cert of Physical and Environmental Condition)
- Borrower/Guarantor/Property data collection, input and verification
- Site inspection, including lease audit, photos and completion of Freddie Mac Inspection Form
- Review of all documentation, including 3rd party reports, property-level operating data, borrower/guarantor data, site inspection
- Completion of Freddie Mac Narrative
- Completion of Freddie Mac Loan Submission Template (LST)
- SBL Rate Lock and Full Underwriting Checklists
- Loan submission package review and revisions
- Preparation of all documents for Document Management System (DMS) upload
- Review of Freddie Mac draft Commitment Letter
- Preparation of Borrower Commitment Letter

Custom scopes of work are available based on client's specific needs.

Our in-house expertise supports a wide variety of commercial real estate transactions and diverse financing structures that include Agency and balance sheet loan origination, highly structured securitized transactions, commercial mortgage-backed security (CMBS) loan origination and B-piece underwriting.

For more information on any of our programs, please contact:

404.419.2386
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www.thebirdseygroup.com



FANNIE MAE & FREDDIE MAC UNDERWRITING & SUPPORT



Birdsey Group LLC provides high-quality underwriting services tailored specifically to each of our clients' needs. Our team has deep experience across all multifamily product types, whether market rate, affordable, seniors or student housing. In the past 10 years, Birdsey Group has analyzed more than 60,000 commercial properties totaling \$250+ billion in loan balance for institutional real estate lenders and owners across the U.S.

Fannie and Freddie Full Loan Underwriting Services:

- Review sizing and loan structure
- Examine historical cash flows, prepare proforma underwriting in accordance with investor guidelines
- Investigate and analyze borrower credit, history and financials
- Review management company experience and suitability
- Review third party reports
- Perform site inspection
- Collect market data, analyze comparables and interview market participants
- Develop strengths/weaknesses and mitigants to risks
- Prepare program waivers
- Presentation to credit committee
- Closing and delivery support

Custom scopes of work are available based on client's specific needs.

Our in-house expertise supports a wide variety of financing platforms such as Agency origination (including Freddie Mac SBL), balance sheet, Preferred Equity and Mezzanine, CMBS origination and B-Piece underwriting across Office, Multifamily, Retail, Hospitality, Industrial, Mixed Use, Senior Housing, Student Housing and Self-Storage asset classes.

For more information about our services or a price quote, please contact:

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