

**Section I: Summary**

Mortgage, consultant and property information		
Freddie Mac loan number	Report date	Subject property name
Seller/Service name		Address
Seller/Service number	Inspection date	City, State, Zip
Number of apt. buildings	Number of other buildings	Inspection condition (clear, rain, snow cover, etc.)
Number of stories	Age of buildings (in years)	
consultant (firm name)		Inspector's name
Address		Title
City, State, Zip		Telephone number ( )

**Building and material characteristics**

Check appropriate items below and furnish additional information when requested.

<p><b>Building type</b></p> <input type="checkbox"/> Garden <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/> Lowrise <input type="checkbox"/> Midrise <input type="checkbox"/> High rise <input type="checkbox"/> Townhouse <input type="checkbox"/> Other _____	<p><b>Envelope</b></p> <input type="checkbox"/> Stucco <input type="checkbox"/> Wood siding <input type="checkbox"/> T-111 <input type="checkbox"/> Masonite <input type="checkbox"/> Planking <input type="checkbox"/> Vinyl siding <input type="checkbox"/> Brick veneer <input type="checkbox"/> Metal doors <input type="checkbox"/> Wood doors <input type="checkbox"/> Wood sash windows <input type="checkbox"/> Aluminum windows <input type="checkbox"/> Other _____	<p><b>Mechanicals (HVAC)</b></p> <input type="checkbox"/> Central boiler steam heat <input type="checkbox"/> Hydronic system <input type="checkbox"/> Gas FAU, central <input type="checkbox"/> Electric FAU, central <input type="checkbox"/> Electric baseboard heat <input type="checkbox"/> Wall-mounted AC unit <input type="checkbox"/> AC condenser units <input type="checkbox"/> Evaporative cooler unit <input type="checkbox"/> Other (heat) _____ <input type="checkbox"/> Other (AC) _____	<p><b>Amenities (site)</b></p> <input type="checkbox"/> Club building/room <input type="checkbox"/> Swimming pool <input type="checkbox"/> Spa <input type="checkbox"/> Sauna <input type="checkbox"/> Barbecue <input type="checkbox"/> Tennis courts <input type="checkbox"/> Playground equipment <input type="checkbox"/> Storage <input type="checkbox"/> Other _____
<p><b>Construction type</b></p> <input type="checkbox"/> Wood frame <input type="checkbox"/> Metal frame <input type="checkbox"/> Structural steel <input type="checkbox"/> Masonry <input type="checkbox"/> Structural concrete <input type="checkbox"/> Flat roof <input type="checkbox"/> Pitched roof <input type="checkbox"/> Flat roof with mansards <input type="checkbox"/> Fire-treated plywood <input type="checkbox"/> Other _____	<p><b>Elevators</b></p> <input type="checkbox"/> Numbers of cabs _____ <input type="checkbox"/> Date last inspected _____	<p><b>Electrical</b></p> <input type="checkbox"/> Electrical capacity _____ amps <input type="checkbox"/> Aluminum wiring <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers <input type="checkbox"/> GFI outlets <input type="checkbox"/> Other _____	<p><b>Mold</b></p> <input type="checkbox"/> Mold evidence observed <input type="checkbox"/> Areas impacted by water intrusions observed <input type="checkbox"/> Defective building conditions likely to lead to future water intrusions observed <input type="checkbox"/> Past/current water intrusions or leaks reported <input type="checkbox"/> Tenant complaints reported
<p><b>Foundation type</b></p> <input type="checkbox"/> Slab on grade <input type="checkbox"/> Concrete pier (drilled) <input type="checkbox"/> Spread, raised foundation <input type="checkbox"/> Underground parking structure <input type="checkbox"/> Other _____	<p><b>Mechanicals (plumbing)</b></p> <input type="checkbox"/> Galvanized water piping <input type="checkbox"/> Copper water piping <input type="checkbox"/> Polybutylene water piping <input type="checkbox"/> Cast iron waste <input type="checkbox"/> ABS/PVC waste <input type="checkbox"/> Central water heater <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Individual water heaters <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Circulating hot water <input type="checkbox"/> Other _____	<p><b>Interior</b></p> <input type="checkbox"/> Drywall walls <input type="checkbox"/> Plaster walls <input type="checkbox"/> Wood paneling <input type="checkbox"/> Carpeting <input type="checkbox"/> Wood flooring <input type="checkbox"/> Ceramic floor tile <input type="checkbox"/> Vinyl flooring <input type="checkbox"/> Wood doors <input type="checkbox"/> Metal doors <input type="checkbox"/> Spray-tex ceiling <input type="checkbox"/> Smooth ceiling <input type="checkbox"/> Orange peel/textured <input type="checkbox"/> Fireplaces <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/>
<p><b>Parking</b></p> <input type="checkbox"/> Surface (uncovered) <input type="checkbox"/> Structured <input type="checkbox"/> Carports <input type="checkbox"/> Garages <input type="checkbox"/> Underground			

**Building and material characteristics, continued**

Project unit mix Give number of units

1 Bedroom/1 bath	_____	3 Bedroom/2 bath	_____
1 Bedroom/1.5 bath	_____	3 Bedroom/3 bath	_____
2 Bedroom/1 bath	_____	4 Bedroom/2 bath	_____
2 Bedroom/1.5 bath	_____	4 Bedroom/3 bath	_____
2 Bedroom/2 bath	_____	Other ( _____ )	_____
3 Bedroom/1 bath	_____	Other ( _____ )	_____
3 Bedroom/1.5 bath	_____	<b>TOTAL</b>	<b>_____</b>
			0

**Unit inspection information**

Indicate the type of unit, using the following abbreviations: 0BR, 1BR, 2BR, 3BR, 4BR, 5BR. Give the unit number and status, using the following status codes: V = vacant, D = down, O = occupied and M = model. (For example, an occupied one-bedroom unit numbered 101 should be listed as 1BR/101/O.)

1	/	/	/	2	/	/	/	3	/	/	/	4	/	/	/
5	/	/	/	6	/	/	/	7	/	/	/	8	/	/	/
9	/	/	/	10	/	/	/	11	/	/	/	12	/	/	/
13	/	/	/	14	/	/	/	15	/	/	/	16	/	/	/
17	/	/	/	18	/	/	/	19	/	/	/	20	/	/	/
21	/	/	/	22	/	/	/	23	/	/	/	24	/	/	/
25	/	/	/	26	/	/	/	27	/	/	/	28	/	/	/
29	/	/	/	30	/	/	/	31	/	/	/	32	/	/	/
33	/	/	/	34	/	/	/	35	/	/	/	36	/	/	/
37	/	/	/	38	/	/	/	39	/	/	/	40	/	/	/
41	/	/	/	42	/	/	/	43	/	/	/	44	/	/	/
45	/	/	/	46	/	/	/	47	/	/	/	48	/	/	/
49	/	/	/	50	/	/	/	51	/	/	/	52	/	/	/
53	/	/	/	54	/	/	/	55	/	/	/	56	/	/	/
57	/	/	/	58	/	/	/	59	/	/	/	60	/	/	/
61	/	/	/	62	/	/	/	63	/	/	/	64	/	/	/
65	/	/	/	66	/	/	/	67	/	/	/	68	/	/	/
69	/	/	/	70	/	/	/	71	/	/	/	72	/	/	/
73	/	/	/	74	/	/	/	75	/	/	/	76	/	/	/
77	/	/	/	78	/	/	/	79	/	/	/	80	/	/	/
81	/	/	/	82	/	/	/	83	/	/	/	84	/	/	/
85	/	/	/	86	/	/	/	87	/	/	/	88	/	/	/
89	/	/	/	90	/	/	/	91	/	/	/	92	/	/	/
93	/	/	/	94	/	/	/	95	/	/	/	96	/	/	/
97	/	/	/	98	/	/	/	99	/	/	/	100	/	/	/

**Total number of units inspected** Indicate the total number of units inspected by type and status.

Type of unit	Occupied	Vacant	Down	Model
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4 Bedroom	_____	_____	_____	_____
5 Bedroom	_____	_____	_____	_____
Other	_____	_____	_____	_____

## Scope of work

The consultant must attach a narrative describing the scope of work, including the following information:

- Number of buildings inspected (including addresses)
- Description of major building components and the condition of each
- Inspections and certifications by local authorities for any building component (e.g., elevator, boiler, fire extinguisher, etc.)
- Planned capital improvements and work in progress, including an analysis of costs
- Life/safety issues, deferred maintenance, and all repairs and replacements recommended, including costs
- Readily identifiable issues related to non-compliance with applicable codes
- Open violations as issued by local authorities, including a cost to cure
- Problematic materials, equipment or systems
- Water intrusion or mold issues
- Description of records researched and information obtained to determine the condition of all systems (boiler, pool, elevator inspections, certificates, safety items and other information obtained and used as part of the property condition assessment)
- Replacement reserves, and the methodology used to estimate replacement reserves
- Photographs adequate to convey the property condition
- Site plan
- A list of all parties present during the inspection
- Resume of on-site inspector

The consultant should provide additional information that is useful in describing the property to give a better understanding of repairs or replacement reserves necessary.

## Consultant's certification

On behalf of the property condition consultant, the undersigned hereby certifies that

- The attached property condition report was prepared by the consultant in accordance with all applicable requirements in the Freddie Mac *Multifamily Seller/Service Guide*
- The report was prepared in a manner consistent with generally accepted industry practices and standards
- All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment

Consulting firm name

Signature of authorized representative

Date

Name (typed or printed)

Title



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**MULTIFAMILY PROPERTY  
CONDITION FORM**

**Section II: Property Inspection and Evaluation**

Freddie Mac loan number \_\_\_\_\_ Report date \_\_\_\_\_

Seller/Service name \_\_\_\_\_

Seller/Service number \_\_\_\_\_

Subject property name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

**Site**

Complete the estimated useful life, condition, remaining useful life, action and comments for the applicable items listed below. Indicate the condition using the following abbreviations: E = excellent, G = good, F = fair and P = poor. Indicate the action required using the following abbreviations: NM = normal maintenance only, IR = immediate repair needed and RR = reserve for future repairs/replacement. The consultant should attach additional information as needed. The consultant must also note any mold observations on any component in the comment sections.

Item	Estimated useful life	Condition (E, G, F, P)	Remaining useful life	Action (NM, IR, RR)	Comments/Mold Observations
Carports					
Garages					
Maintenance structures					
Trash enclosures					
Roadways/Parking lots					
Asphaltic concrete					
Seal coat					
Concrete paving					
Integral colored, pattern stamped concrete					
Striping					
Curb and gutter					
Interior gutter (swale)					
Pedestrian paving/hardscape					
Signage					
Site utilities					
Site water lines					
Site sanitary lines					
Site lighting					
Site drainage (storm drainage)					
Landscaping					
Irrigation					
Site fences					
Tennis courts					
Swimming pool and/or spa					
Pool and/or spa plaster/liner					
Pool and/or spa heating equipment					
Pool and/or spa filtration equipment					
Pool and/or spa deck surface					
Sauna					
Recreation/Play area and equipment					
Other					
Other					

Freddie Mac loan number

Report date

Subject property name

Seller/Service name

Address

Seller/Service number

City, State, Zip

**Structural, building envelope and common area furniture, fixtures and equipment**

Complete the estimated useful life, condition, remaining useful life, action and comments for the applicable items listed below. Indicate the condition using the following abbreviations: E = excellent, G = good, F = fair and P = poor. Indicate the action required using the following abbreviations: NM = normal maintenance only, IR = immediate repair needed and RR = reserve for future repair/replacement. The consultant should attach additional information as needed.

Item	Estimated useful life	Condition (E, G, F, P)	Remaining useful life	Action (NM, IR, RR)	Comments
Foundation (structural)					
Foundation waterproofing					
Building slab (structural)					
Exterior walls/roof (structural)					
Exterior walls (paint/finish)					
Doors and frames					
Windows and frames					
Stairs (structural/finish)					
Fire escapes					
Balconies/Handrails/Guardrails					
Decks					
Patio slabs					
Unit fencing (patio fencing)					
Roof coverings					
Roof drainage (gutters/down spouts/etc.)					
Building mounted lighting					
Common area improvements					
Common area floors					
Community facilities kitchen					
Community facilities appliances					
Community washing machines					
Community clothes dryers					
Other					
Other					
Other					
Other					
Other					

Freddie Mac loan number

Report date

Subject property name

Seller/Service name

Address

Seller/Service number

City, State, Zip

**Mechanical and electrical**

Complete the estimated useful life, condition, remaining useful life, action and comments for the applicable items listed below. Indicate the condition using the following abbreviations: E = excellent, G = good, F = fair and P = poor. Indicate the action required using the following abbreviations: NIM = normal maintenance only, IR = immediate repair needed and RR = reserve for future repairs/replacement. The consultant should attach additional information as needed.

Item	Estimated useful life	Condition (E, G, F, P)	Remaining useful life	Action (NM, IR, RR)	Comments
Mechanical/Plumbing					
Hot and cold water distribution					
Domestic water boilers					
Domestic water boiler peripherals					
Domestic water heaters					
Domestic water pumps					
Sanitary waste and vent (sewer)					
Mechanical/HVAC					
Heating system (describe)					
Cooling system (describe)					
Electrical					
Building power/Wiring					
Switchgear/Metering					
Emergency lighting/Generator					
Smoke and fire detection					
Buzzer/Intercom (security)					
Fire suppression					
Elevators					
Security					
Other					
Other					
Other					
Other					

Freddie Mac loan number

Report date

Subject property name

Seller/Service name

Address

Seller/Service number

City, State, Zip

**Dwelling units**

Complete the estimated useful life, condition, remaining useful life, action and comments for the applicable items listed below. Indicate the condition using the following abbreviations: E = excellent, G = good, F = fair and P = poor. Indicate the action required using the following abbreviations: NM = normal maintenance only, IR = immediate repair needed and RR = reserve for future repair/replacement. The consultant should attach additional information as needed.

Item	Estimated useful life	Condition (E, G, F, P)	Remaining useful life	Action (NM, IR, RR)	Comments
Unit entry door(s) and frame(s)					
Patio doors					
Smoke/Fire detection					
Buzzer/Intercom (security)					
Window coverings					
Flooring					
Carpet					
Resilient flooring (vinyl)					
Other					
Cabinetry					
Kitchen					
Bathrooms					
Other					
Countertops and sinks					
Kitchen					
Bathrooms					
Other					
Appliances					
Refrigerator					
Range/Stove					
Range vent					
Dishwasher					
Disposal					
Microwave					
Clothes washer					
Clothes dryer					
Bathroom improvements					
Toilet					
Tub/Shower and enclosures					
Accessories					
Other					
Other					
Other					
Other					



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MULTIFAMILY PROPERTY  
CONDITION FORM

Section III: Immediate Repair Needs and Cost Estimate

Freddie Mac loan number \_\_\_\_\_ Report date \_\_\_\_\_

Seller/Service name \_\_\_\_\_

Seller/Service number \_\_\_\_\_

Subject property name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

List each item needing immediate repair. Any mold, water intrusions or potentially damaging leaks observed must be addressed as an immediate repair. Complete the unit of measure, quantity to be repaired or replaced, per item costs, total costs and comments for each item. Complete the total of the "Per item costs" column and of the "Total costs" column.

Item	Unit of measure	Quantity to be repaired or replaced	Per item costs	Total costs	Comments
<b>SITE</b>					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
<b>STRUCTURAL BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT</b>					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
<b>MECHANICAL AND ELECTRICAL</b>					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
<b>DWELLING UNITS</b>					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
<b>TOTAL</b>			\$0.00	\$0.00	





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**MULTIFAMILY PROPERTY  
CONDITION FORM**

**Section IV: Capital Needs Over Loan Term**

<b>Freddie Mac loan number</b>	<b>Report date</b>	<b>Subject property name</b>	<b>Building age</b>
<b>Seller/Servicer name</b>		<b>Address</b>	<b>Mortgage term</b>
<b>Seller/Servicer number</b>		<b>City, State, Zip</b>	<b>Number of units</b>

Complete the quantity and per item costs for the applicable items listed below. Indicate the projected expenditures for those items in each year of the loan term plus two years, using

- For mortgages with seven-year terms or less, pages 1–6 of Section IV of Form 1105
- For mortgages with terms greater than seven years, pages 1–12 of Section IV of Form 1105

For all mortgages, total the

- Expenditures for all years in the last column on pages 7–12 of Section IV of Form 1105
- Uninflated and inflated projected expenditures at the bottom of each year column on page 6 of Section IV for Year 1 through Year 9 and on page 12 of Section IV for Year 10 through Year 17

Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
SITE											
Carpports											
Garages											
Maintenance structures											
Trash enclosures											
Roadways/Parking lots											
Asphaltic concrete											
Seal coat											
Concrete paving											
Integral colored, pattern stamped concrete											
Striping											
Curb and gutter											
Interior gutter (swale)											
Pedestrian paving/hardscape											



Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
SITE, continued											
Signage											
Site utilities											
Site water lines											
Site sanitary lines											
Site lighting											
Site drainage (storm drainage)											
Landscaping											
Irrigation											
Site fences											
Tennis courts											
Swimming pool and/or spa											
Pool and/or spa plaster/liner											
Pool and/or spa heating equipment											
Pool and/or spa filtration equipment											
Pool and/or spa deck surface											
Sauna											
Recreation/Play area and equipment											
Other											
Other											
Other											

Freddie Mac loan number

Report date

Subject property name

Building age

Seller/Servicer name

Address

Mortgage term

Seller/Servicer number

City, State, Zip

Number of units

Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT											
Foundation (structural)											
Foundation waterproofing											
Building slab (structural)											
Exterior walls/roof (structural)											
Exterior walls (paint/finish)											
Doors and frames											
Windows and frames											
Stairs (structural/finish)											
Fire escapes											
Balconies/Handrails/Guardrails											
Decks											
Patio slabs											
Unit fencing (patio fencing)											
Roof coverings											
Roof drainage (gutters/down spouts/etc.)											
Building mounted lighting											
Common area improvements											
Common area floors											
Community facilities kitchen											
Community facilities appliances											
Community washing machines											
Community clothes dryers											
Other											
Other											
Other											
Other											
Other											

Freddie Mac loan number	Report date	Subject property name	Building age
Seller/Service name		Address	Mortgage term
Seller/Service number		City, State, Zip	Number of units

Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
<b>MECHANICAL AND ELECTRICAL</b>											
Mechanical/Plumbing											
Hot and cold water distribution											
Domestic water boilers											
Domestic water boiler peripherals											
Domestic water heaters											
Domestic water pumps											
Sanitary waste and vent (sewer)											
Mechanical/HVAC											
Heating system (describe)											
Cooling system (describe)											
Electrical											
Building power/Wiring											
Switchgear/Metering											
Emergency lighting/Generator											
Smoke and fire detection											
Buzzer/Intercom (security)											
Fire suppression											
Elevators											
Security											
Other											
Other											

<b>Freddie Mac loan number</b>	<b>Report date</b>	<b>Subject property name</b>	<b>Building age</b>
<b>Seller/Servicer name</b>		<b>Address</b>	<b>Mortgage term</b>
<b>Seller/Servicer number</b>		<b>City, State, Zip</b>	<b>Number of units</b>

Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
<b>DWELLING UNITS</b>											
Unit entry door(s) and frame(s)											
Patio doors											
Smoke/Fire detection											
Buzzer/Intercom (security)											
Window coverings											
Flooring											
Carpet											
Resilient flooring (vinyl)											
Other											
Cabinetry											
Kitchen											
Bathrooms											
Other											
Countertops and sinks											
Kitchen											
Bathrooms											
Other											
Appliances											
Refrigerator											
Range/Stove											
Range vent											
Dishwasher											
Disposal											
Microwave											
Clothes washer											
Clothes dryer											

Item	Quantity	Per item costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
DWELLING UNITS, continued											
Bathroom improvements											
Toilet											
Tub/Shower and enclosures											
Accessories											
Other											
Other											
<b>Total (uninflated)</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Inflation factor @ 3%</b>			100.00%	103.00%	106.90%	109.27%	112.55%	115.93%	119.40%	122.98%	126.98%
<b>Total inflated</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Freddie Mac loan number	Report date	Subject property name	Building age
Seller/Servicer name		Address	Mortgage term
Seller/Servicer number		City, State, Zip	Number of units

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
SITE											
Carports											\$0.00
Garages											\$0.00
Maintenance structures											\$0.00
Trash enclosures											\$0.00
Roadways/Parking lots											\$0.00
Asphaltic concrete											\$0.00
Seal coat											\$0.00
Concrete paving											\$0.00
Integral colored, pattern stamped concrete											\$0.00
Striping											\$0.00
Curb and gutter											\$0.00
Interior gutter (swale)											\$0.00
Pedestrian paving/hardscape											\$0.00

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
SITE, continued											
Signage											\$0.00
Site utilities											\$0.00
Site water lines											\$0.00
Site sanitary lines											\$0.00
Site lighting											\$0.00
Site drainage (storm drainage)											\$0.00
Landscaping											\$0.00
Irrigation											\$0.00
Site fences											\$0.00
Tennis courts											\$0.00
Swimming pool and/or spa											\$0.00
Pool and/or spa plaster/liner											\$0.00
Pool and/or spa heating equipment											\$0.00
Pool and/or spa filtration equipment											\$0.00
Pool and/or spa deck surface											\$0.00
Sauna											\$0.00
Recreation/Play area and equipment											\$0.00
Other											\$0.00
Other											\$0.00
Other											\$0.00



Freddie Mac loan number	Report date	Subject property name	Building age
Seller/Service name		Address	Mortgage term
Seller/Service number		City, State, Zip	Number of units

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT											
Foundation (structural)											\$0.00
Foundation waterproofing											\$0.00
Building slab (structural)											\$0.00
Exterior walls/roof (structural)											\$0.00
Exterior walls (paint/finish)											\$0.00
Doors and frames											\$0.00
Windows and frames											\$0.00
Stairs (structural/finish)											\$0.00
Fire escapes											\$0.00
Balconies/Handrails/Guardrails											\$0.00
Decks											\$0.00
Patio slabs											\$0.00
Unit fencing (patio fencing)											\$0.00
Roof coverings											\$0.00
Roof drainage (gutters/down spouts/etc.)											\$0.00
Building mounted lighting											\$0.00
Common area improvements											\$0.00
Common area floors											\$0.00
Community facilities kitchen											\$0.00
Community facilities appliances											\$0.00
Community washing machines											\$0.00
Community clothes dryers											\$0.00
Other											\$0.00
Other											\$0.00
Other											\$0.00
Other											\$0.00
Other											\$0.00

Freddie Mac loan number	Report date	Subject property name	Building age
Seller/Servicer name		Address	Mortgage term
Seller/Servicer number		City, State, Zip	Number of units

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
MECHANICAL AND ELECTRICAL											
Mechanical/Plumbing											\$0.00
Hot and cold water distribution											\$0.00
Domestic water boilers											\$0.00
Domestic water boiler peripherals											\$0.00
Domestic water heaters											\$0.00
Domestic water pumps											\$0.00
Sanitary waste and vent (sewer)											\$0.00
Mechanical/HVAC											\$0.00
Heating system (describe)											\$0.00
Cooling system (describe)											\$0.00
Electrical											\$0.00
Building power/Wiring											\$0.00
Switchgear/Metering											\$0.00
Emergency lighting/Generator											\$0.00
Smoke and fire detection											\$0.00
Buzzer/Intercom (security)											\$0.00
Fire suppression											\$0.00
Elevators											\$0.00
Security											\$0.00
Other											\$0.00
Other											\$0.00

<b>Freddie Mac loan number</b>	<b>Report date</b>	<b>Subject property name</b>	<b>Building age</b>
<b>Seller/Servicer name</b>		<b>Address</b>	<b>Mortgage term</b>
<b>Seller/Servicer number</b>		<b>City, State, Zip</b>	<b>Number of units</b>

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
<b>DWELLING UNITS</b>											
Unit entry door(s) and frame(s)											\$0.00
Patio doors											\$0.00
Smoke/Fire detection											\$0.00
Buzzer/Intercom (security)											\$0.00
Window coverings											\$0.00
Flooring											\$0.00
Carpet											\$0.00
Resilient flooring (vinyl)											\$0.00
Other											\$0.00
Cabinetry											\$0.00
Kitchen											\$0.00
Bathrooms											\$0.00
Other											\$0.00
Countertops and sinks											\$0.00
Kitchen											\$0.00
Bathrooms											\$0.00
Other											\$0.00
Appliances											\$0.00
Refrigerator											\$0.00
Range/Stove											\$0.00
Range vent											\$0.00
Dishwasher											\$0.00
Disposal											\$0.00
Microwave											\$0.00
Clothes washer											\$0.00
Clothes dryer											\$0.00

Item	Quantity	Per item costs	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total expenditures all years
DWELLING UNITS, continued											
Bathroom improvements											\$0.00
Toilet											\$0.00
Tub/Shower and enclosures											\$0.00
Accessories											\$0.00
Other											\$0.00
Other											\$0.00
<b>Total (uninflated)</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Inflation factor @ 3%</b>			<b>130.47%</b>	<b>134.38%</b>	<b>138.41%</b>	<b>142.56%</b>	<b>146.83%</b>	<b>151.24%</b>	<b>155.77%</b>	<b>160.44%</b>	
<b>Total inflated</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00