



# Q-Deal<sup>SM</sup> Performance Data

As of March 2025



## Performance Overview

### Highlights of our Q-Deal program through March 2025

- 32 transactions
- \$10.78 billion in combined issuance
- 2,932 loans (original loan count)

### Loan payoffs through March 2025

1,529 loans (50.41% of combined issuance, by loan balance) have paid off

### Performance remains strong. As of the March 2025 reporting date

- 99.09% of loans are current
- 21 loans are in special servicing (representing ~388 bps of outstanding principal) compared to 16 loans in SS (~240 bps) in February 2025
- **Transfers to SS:** 5 transfers to Special Servicing
- **Transfers out of SS:** No loans paid off or returned to Master Servicer
- 0 loans are real estate owned (REO)
- There has been \$160,025 in realized losses
- 211 loans (21.36% of the outstanding loan population by outstanding principal) are on the servicers' watchlist.\*

\*The respective Master Servicers maintain a watchlist for each securitization. Loans are added to and removed from the watchlist in accordance with criteria established by CREFC

## Q-Deal Issuances

Senior Subordination Level																				
Q-Deal	Seller	Settlement Date	Original Balance (Millions)	Current Balance (Millions)	Factor	Original	Current	Change	Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Suppal Loans	% with Supp Loans by Loan Count	% of Supp UPB to Current Deal UPB	Cum Deal Loss	% DQ= 60+/F/REO	Active Appraisal Reduction in Millions	% Specially Serviced/ REO	% on Watchlist	% Fully Defeased
Q001	Impact Funding	11/20/2014	\$215.22	\$164.95	0.7346	12.00%	15.66%	3.66%	124	115	115	0	0.00 %	0.00 %	0.00%	1.15 %	\$ -	1.15 %	20.38%	0.00%
Q002	Impact Funding	7/30/2015	\$106.52	\$78.25	0.7115	8.00%	10.89%	2.89%	60	55	54	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	29.95%	0.00%
Q003	Opus Bank	12/23/2016	\$509.01	\$35.15	0.0691	0.00%	0.00%	0.00%	321	37	37	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	27.27%	0.00%
Q004	Luther Burbank	9/27/2017	\$626.06	\$50.58	0.0808	0.00%	0.00%	0.00%	372	50	50	0	0.00 %	0.00 %	0.00%	4.51 %	\$ -	4.51 %	8.56%	0.00%
Q005	CCRC	11/20/2017	\$150.71	\$97.81	0.5870	15.00%	23.11%	8.11%	86	74	73	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	15.54%	0.00%
Q006	Dime Community Bank	12/18/2017	\$280.19	\$56.93	0.2032	0.00%	0.00%	0.00%	112	48	47	0	0.00 %	0.00 %	0.00%	3.09 %	\$ -	3.15 %	39.00%	0.00%
Q007	First Foundation	9/27/2018	\$622.35	\$68.43	0.1100	0.00%	0.00%	0.00%	216	27	26	0	0.00 %	0.00 %	0.00%	7.70 %	\$ -	7.70 %	29.32%	0.00%
Q008	First Republic	12/11/2018	\$251.93	\$0.00	0.0000	0.00%	0.00%	0.00%	159	0	0	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q009	MF1 REIT	7/19/2019	\$562.92	\$0.00	0.0000	20.00%	0.00%	-20.00%	22	0	0	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q010	Banc of California	8/1/2019	\$573.34	\$60.86	0.1062	0.00%	0.00%	0.00%	168	29	29	0	0.00 %	0.00 %	0.00%	2.57 %	\$ 0.34	4.12 %	19.43%	0.00%
Q011	First Foundation	9/26/2019	\$548.70	\$89.84	0.1637	0.00%	0.00%	0.00%	189	39	38	0	0.00 %	0.00 %	0.00%	6.31 %	\$ 1.26	7.33 %	33.01%	0.00%
Q012	Citibank	8/28/2020	\$332.73	\$257.51	0.7739	0.00%	0.00%	0.00%	114	95	95	0	0.00 %	0.00 %	0.00%	1.85 %	\$ -	0.78 %	17.97%	0.00%
Q013	First Foundation	9/29/2020	\$553.15	\$234.11	0.4232	0.00%	0.00%	0.00%	172	71	68	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	3.90 %	20.24%	0.00%
Q014	CCRC	11/24/2020	\$189.53	\$170.57	0.9000	0.00%	0.00%	0.00%	76	75	75	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	1.18 %	12.90%	0.00%
Q015	Merchants	5/7/2021	\$262.08	\$0.00	0.0000	20.00%	0.00%	-20.00%	15	0	0	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q016	First Foundation	9/30/2021	\$419.39	\$385.49	0.9192	0.00%	0.00%	0.00%	93	85	85	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	14.38%	0.00%

Q-Deal Issuances

Senior Subordination Level																				
Q-Deal	Seller	Settlement Date	Original Balance (Millions)	Current Balance (Millions)	Factor	Original	Current	Change	Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Suppal Loans	% with Supp Loans by Loan Count	% of Supp UPB to Current Deal UPB	Cum Deal Loss	% DQ= 60+/F/REO	Active Appraisal Reduction in Millions	% Specially Serviced/ REO	% on Watchlist	% Fully Defeased
Q017	Merchants	5/5/2022	\$213.97	\$152.43	0.7124	0.00%	0.00%	0.00%	14	11	10	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	40.63%	0.00%
Q018	ACRE	10/20/2022	\$424.13	\$263.62	0.6215	20.00%	20.00%	0.00%	11	8	8	0	0.00 %	0.00 %	0.01%	0.00 %	\$ -	50.00 %	45.41%	0.00%
Q019	Merchants	11/3/2022	\$284.19	\$284.00	0.9993	15.00%	15.00%	0.00%	16	16	16	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	6.29%	0.00%
Q020	Harbor	11/18/2022	\$153.04	\$133.27	0.8708	25.00%	25.00%	0.00%	8	6	6	0	0.00 %	0.00 %	0.01%	0.00 %	\$ -	0.00 %	70.58%	0.00%
Q021	Arbor	12/15/2022	\$315.84	\$82.25	0.1602	25.00%	53.86%	28.86%	11	3	3	0	0.00 %	0.00 %	0.04%	0.00 %	\$ -	0.00 %	69.90%	0.00%
Q022	NewPoint	5/31/2023	\$198.57	\$99.83	0.3379	25.00%	49.59%	24.59%	8	4	4	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	100.00%	0.00%
Q023	Merchants	8/31/2023	\$303.58	\$303.18	0.9986	17.50%	17.51%	0.01%	11	11	11	0	0.00 %	0.00 %	0.00%	11.21 %	\$ -	11.21 %	4.53%	0.00%
Q024	Cedar Rapids Banking Trust	11/16/2023	\$134.56	\$132.84	0.9872	0.00%	0.00%	0.00%	34	34	34	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	19.92%	0.00%
Q025	Merchants	4/30/2024	\$324.64	\$324.64	1.0000	15.00%	15.00%	0.00%	13	13	13	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q026	Bridge & Harbor	7/31/2024	\$208.11	\$208.11	1.0000	20.00%	20.00%	0.00%	7	7	7	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	55.00%	0.00%
Q027	JP Morgan Chase	8/8/2024	\$209.76	\$209.76	1.0000	14.00%	14.00%	0.00%	1	1	1	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q028	Webster	9/30/2024	\$303.05	\$302.66	0.9987	0.00%	0.00%	0.00%	19	19	19	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	6.15%	0.00%
Q029	Dwight	11/7/20024	\$383.50	\$383.50	1.0000	17.50%	17.50%	0.00%	9	9	9	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	62.66%	0.00%
Q030	Cedar Rapids Banking Trust	11/26/2024	\$157.39	\$156.95	0.9972	12.00%	12.00%	0.00%	52	52	52	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	4.43%	0.00%
Q031	First Foundation	12/12/2024	\$488.81	\$485.20	0.9926	0.00%	0.00%	0.00%	173	172	172	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	2.57%	0.00%
Q032	JP Morgan Chase	3/31/2025	\$472.77	\$472.77	1.0000	7.50%	7.50%	0.00%	246	0	246	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%

## Servicer Watchlist Loans

As of March 2025, there are 211 loans on the servicers' watchlist for a total of ~\$1.23 billion. This is an increase in loan count from 196 loans and ~\$1.08 billion in February 2025.

Based on CREFC Investor Reporting Package (IRP) guidelines regarding the Credit and Informational flags, loans on the servicers' watchlist were designated as the following:

Watchlist Characteristics	Sum of UPB	% of UPB	# of Loans
Credit	\$1,206,426,824	21.00%	203
Informational	\$20,639,438	0.36%	8
<b>Total</b>	<b>\$1,227,066,261</b>	<b>21.36%</b>	<b>211</b>

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk/WL Criteria Category	Sum of UPB	# of Loans
<b>Credit</b>	<b>\$1,206,426,824</b>	<b>203</b>
Financial Performance	\$651,330,879	144
Property Condition	\$63,895,665	24
Other	\$101,004,803	19
Pending Maturity	\$330,778,705	13
Casualty	\$59,416,772	3

\*The respective Master Servicers maintain a watchlist for each securitization. Loans are added to and removed from the watchlist in accordance with criteria established by CREFC

## Servicer Watchlist Loans

Risk	DCR	Occupancy	Property Condition
High	$\leq 0.80$	$\leq 70\%$	Deteriorating property condition, Significant deferred maintenance and life safety
Moderate	$> 0.80$ to $\leq 1.00$	$> 70\%$ to $\leq 80\%$	Deteriorating property condition
Low	$\geq 1.00$	$> 80\%$	Minor deferred maintenance, Casualty and repairs in process

Breakdown of Watchlist Criteria by Risk Level

Watchlist Risk Level	Sum of UPB	# of Loans
High	\$365,562,021	66
Moderate	\$321,307,501	56
Low	\$540,196,739	89

## 10 Largest Q Deal Loans on the Watchlist as of January Reporting

Deal	Prospectus ID	Property Name	State	City	UPB	Most Recent DCR	Financial as of Date	Most Recent Occup	Most Recent Occupancy As of Date	Watchlist Code	Credit / Informational
Q029	1	224 West 124th Street	NY	New York	\$100,000,000.00	0.70	20240930	0.92	20240901	5A	Credit
Q029	2	Elements At Saratoga Lake	NY	Stillwater	\$61,968,169.02	0.41	20241231	0.56	20240925	1G 4A	Credit
Q020	1	Stratford Hills	VA	Richmond	\$55,050,857.00	0.50	20241231	0.91	20241231	1G	Credit
Q022	2	Haven New Providence	NJ	New Providence	\$45,204,309.35	1.61	20240630	0.97	20241218	5A	Credit
Q018	4	Wildwood at Stone Mountain	GA	Stone Mountain	\$43,800,000.00	0.85	20240930	0.91	20240930	1G 5A	Credit
Q018	5	Connect at First Creek	CO	Denver	\$43,500,000.00	1.04	20240930	0.90	20240930	5A	Credit
Q026	2	VER at Proscenium	IN	Carmel	\$43,400,000.00	0.59	20240930	0.92	20240930	1G	Credit
Q026	3	Ascend at Lakeview	TX	Richmond	\$38,456,520.00	0.75	20240930	0.98	20240930	5A	Credit
Q018	7	Retreat at River Ranch	TX	Fort Worth	\$32,400,000.00	0.90	20240930	0.89	20240930	1G 5A	Credit
Q021	6	301 Greenville	TX	Allen	\$31,840,000.00	0.73	20240930	0.82	20241231	1G 3C 4A 6A	Credit
<b>Total</b>					<b>\$495,619,855.37</b>						

## Current and Specially Serviced Loans

Q-Deal	Prospectus ID	Loan #	Property Name	State	City	Property Type	UPB	Loan Status	UW DCR	Most Recent DCR	As of	Most Recent Occup	As of	Transfer Date
Q018	10	511327234	727 Lofts	OK	Jenks	Mid Rise	\$17,000,000	Current	1.00	0.97	12/31/2023	87%	9/30/2024	2/25/2025
Q018	6	511328656	Villas At Chase Oaks	TX	Plano	Garden	\$40,805,799	Current	0.80	0.99	12/31/2023	87%	9/30/2024	2/25/2025
Q014	42	506777073	Manitou Vistas	CA	Los Angeles	Garden	\$2,013,252	Current	1.25	1.66	12/31/2023	100%	2/1/2024	2/12/2025
Q-013	13	506768058	698 Bush Street	CA	San Francisco	Mid-Rise	\$6,551,931	30-59 Days	1.24	1.08	9/30/2024	89%	10/24/2024	1/30/2025
Q-018	9	511328699	Urban 188	AZ	Phoenix	Garden	\$20,169,751	Current	0.97	0.75	9/30/2024	86%	9/30/2024	1/14/2025
Q-018	2	511327137	Citizen House Decker	TX	Austin	Garden	\$53,825,000	Current	1.02	0.87	9/30/2024	96%	9/30/2024	11/26/2024
Q-013	71	506768600	50-52 and 56-58 Edith Street	CA	San Francisco	Garden	\$2,580,183	Current	1.29	0.65	9/30/2023	100%	9/30/2023	9/13/2024
Q-011	180	499680731	2154 Taylor Street	CA	San Francisco	Garden	\$916,507	Current	1.19	-0.63	12/31/2022	0%	12/31/2022	7/22/2024
Q-010	165	505997223	1781 North Fairfax Drive	CA	San Bernardino	Garden	\$944,224	30-59 Days	1.28	0.56	12/31/2023	94%	12/31/2023	6/14/2024
Q-020	2	511330901	Elite at City Park Apartment Homes	GA	Atlanta	Garden	\$23,645,900	Current	0.99	0.08	12/31/2023	61%	12/31/2023	3/25/2024
Q-012	69	509387993	Parkway Apartments	IL	Chicago	Mid Rise	\$1,997,736	Current	1.20	-1.62	12/31/2022	76%	12/31/2022	5/12/2023



## Delinquent and Specially Serviced Loans

Q-Deal	Prospectus ID	Loan #	Property Name	State	City	Property Type	UPB	Loan Status	UW DCR	Most Recent DCR	As of	Most Recent Occup	As of	Transfer Date
Q-001	29	330024201	Brookland Artspace Lofts	DC	Washington	Low Rise	\$1,895,576	90+ Days	1.30	0.57	10/31/2023	100%	7/31/2024	12/2/2024
Q-007	99	505040638	1333-1357 Rosecrans Street	CA	San Diego	Garden	\$2,165,794	90+ Days	1.46	1.79	12/31/2022	100%	12/31/2022	11/13/2024
Q-004	162	504212583	6889 Long Beach Boulevard	CA	Long Beach	Walk-up	\$1,268,640	90+ Days	2.41	2.34	12/31/2021	87%	12/31/2021	4/15/2024
Q-004	212	504214934	334 And 342 East Esther Street	CA	Long Beach	Walk-up	\$1,012,783	90+ Days	1.44	1.17	12/31/2021	72%	12/31/2021	2/27/2024
Q-011	48	499678419	190-192 Herman St & 50-54 Webster St	CA	San Francisco	Garden	\$3,079,293	90+ Days	1.17	0.50	6/30/2023	100%	6/30/2023	9/30/2023
Q-011	61	499675037	3700 16th Street	CA	San Francisco	Garden	\$2,591,221	90+ Days	1.17	0.89	6/30/2023	100%	6/30/2023	9/30/2023
Q-010	131	499646002	5073 Huntington Drive North	CA	Los Angeles	Walk-Up	\$1,563,613	90+ Days	1.25	1.10	12/31/2020	100%	12/31/2020	5/10/2022
Q-007	53	505041472	2409 College Avenue	CA	Berkeley	Garden	\$3,105,717	90+ Days	1.27	0.75	9/30/2020	76%	9/30/2020	12/7/2020
Q006	58	505037726	350 Audubon Avenue	NY	New York	Walk-Up	\$1,794,832	60-89 Days	1.26	0.19	12/31/2023	93%	4/16/2024	3/3/2025
Q023	4	509819753	Neptune Portfolio	NJ	Neptune	Garden	\$34,000,000	60-89 Days	0.95	0.96	6/30/2023	100%	6/30/2024	2/12/2025

## Corrected and Paid Off Specially Serviced Loans

Q-Deal	Property Name	State	City	UPB at Correction	Reason for Transfer to SS	Date of Transfer to SS	Workout Resolution	Date Corrected	Realized Loss	Loss Severity
Q-011	3983-3985 17th Street	CA	San Francisco	\$1,615,589	Material Non-Monetary Default	9/30/2023	Full Payoff	1/31/2025	-	0.0%
Q-002	Ashley Place II Apartments	LA	Denham Springs	\$929,205	Monetary Default	7/24/2024	Full Payoff	1/14/2025	-	0.0%
Q-012	Halsted Senior Housing	IL	Chicago	\$2,171,772	Imminent Default	5/12/2023	Return to MS	1/14/2025	-	0.0%
Q-022	Bay Park Apartments	TX	Seabrook	\$7,972,400	Imminent Default	5/29/2024	Full Payoff	12/19/2024	-	0.0%
Q-007	236-246 Laussat Street	CA	San Francisco	\$1,306,751	Material Non-Monetary Default	9/30/2023	Full Payoff	12/11/2024	-	0.0%
Q-007	350 Laguna Honda Blvd	CA	San Francisco	\$3,554,541	Material Non-Monetary Default	9/30/2023	Full Payoff	11/27/2024	-	0.0%
Q-022	Sunrise Pointe (FKA The 901)	TX	Waco	\$9,900,654	Maturity Default	9/26/2024	Full Payoff	10/18/2024	-	0.0%
Q-006	2964 Williamsbridge Road	NY	Bronx	\$946,458	Default Adversely Affecting Property / Certificate Holders	6/10/2024	Full Payoff	9/30/2024	-	0.0%
Q-011	95 Grand Avenue	CA	San Francisco	\$2,709,411	Material Non-Monetary Default	9/30/2023	Disposition / Liquidation	7/19/2024	-	0.0%
Q-022	Retreat at Lake Highlands	TX	Dallas	\$13,205,539	Imminent Default	3/27/2024	Return to MS / Modification	7/5/2024	-	0.0%
Q-022	Park at LeBlanc	TX	Fort Worth	\$20,625,000	Imminent Default	3/27/2024	Return to MS / Modification	6/20/2024	-	0.0%
Q-022	The Park at Aviano (fka Life at Bay Pointe)	TX	Baytown	\$22,997,439	Imminent Default	3/27/2024	Return to MS / Modification	6/18/2024	-	0.0%

## Corrected and Paid Off Specially Serviced Loans

Q-Deal	Property Name	State	City	UPB at Correction	Reason for Transfer to SS	Date of Transfer to SS	Workout Resolution	Date Corrected	Realized Loss	Loss Severity
Q-011	88-98 Castro Street	CA	San Francisco	\$3,195,309	Non-Monetary Default	9/30/2023	Disposition / Liquidation	5/31/2024	-	0.0%
Q-006	24-07 36th Street, 22-67 35th Street, 25-63 42nd Street	NY	Astoria	\$1,174,954	Non-Monetary Default	9/29/2023	Discounted Payoff	2/23/2024	-	0.0%
Q-006	140-19 Beech Avenue	NY	Flushing	\$914,811	Non-Monetary Default	9/29/2023	Discounted Payoff	2/23/2024	-	0.0%
Q-006	1074 Eastern Parkway	NY	Brooklyn	\$916,651	Non-Monetary Default	10/2/2023	Discounted Payoff	2/23/2024	-	0.0%
Q-011	848 Ashbury Street	CA	San Francisco	\$1,700,837	Material Non-Monetary Default	9/30/2023	Disposition / Liquidation	1/18/2024	-	0.0%
Q-015	Evergreen Regency Townhomes	MI	Flint	\$24,590,000	Non-Monetary Default	9/22/2023	Full Payoff	10/10/2023	-	0.0%
Q-005	New Genesis Apartments	CA	Los Angeles	\$1,125,357	Imminent Default	4/7/2023	Full Payoff	5/31/2023	-	0.0%
Q-005	New Pershing Apartments	CA	Los Angeles	\$472,529	Imminent Default	3/30/2023	Full Payoff	5/31/2023	-	0.0%
Q-006	324 East 14th Street	NY	New York	\$1,269,856	Foreclosure of Lien Related to the Property	10/21/2022	Disposition / Liquidation	5/31/2023	-	0.0%

## Losses to Trust

Q-Deal	Property Name	State	MSA (City)	UPB at Disposition	Reason for Transfer to SS	Date of Transfer to SS	Workout Resolution	Date Resolved	Realized Loss	Loss Severity
Q-008	526 B Street	CA	Santa Rosa	\$803,601.06	Maturity Default	2/6/2024	Disposition / Liquidation	2/16/2024	\$16,774	2.1%
Q-007	820 4th Street	CA	Santa Monica	\$1,326,080.39	Non-Monetary Default	8/25/2023	Disposition / Liquidation	10/30/2023	\$24,372	1.8%
Q-008	876 Haight Street	CA	San Francisco	\$831,709.92	Maturity Default	4/6/2022	Disposition / Liquidation	4/28/2022	\$16,048	1.9%
Q-007	16914 Sonoma Highway	CA	Sonoma	\$2,441,005.00	Bankruptcy Filing	9/24/2020	Disposition / Liquidation	12/15/2021	\$39,102	1.6%
Q-011	1222 Irwin Street	CA	San Rafael	\$1,849,288.00	Bankruptcy Filing	9/23/2020	Disposition / Liquidation	12/15/2021	\$34,790	1.9%
Q-011	355 Boyles Boulevard	CA	Sonoma	\$1,516,699.32	Bankruptcy Filing	9/23/2020	Disposition / Liquidation	12/15/2021	\$28,939	1.9%

## Additional Investor Resources

### Investor Resources



Multifamily Issuance Calendar

[https://mf.freddiemac.com/docs/mf\\_issuance\\_calendar.pdf](https://mf.freddiemac.com/docs/mf_issuance_calendar.pdf)



Historical information is available in the [Multifamily Loan Performance Database](#)



Loan-level performance can be accessed in our [Multifamily Securities Investor Access](#) tool

Q-Deal Program Handout

<https://mf.freddiemac.com/docs/q-deal-handout.pdf>



For additional information, please contact: [mf\\_cm\\_investorrelations@freddiemac.com](mailto:mf_cm_investorrelations@freddiemac.com) or visit our website at [mf.freddiemac.com](https://mf.freddiemac.com)

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