

Exhibit G:  
**Annual Loan Products Narrative Reporting Template**

FREDDIE MAC  
 MANUFACTURED HOUSING  
 2024  
 LOAN PRODUCT

**ACTIVITY:**

2 – Support for Manufactured Homes Titled as Personal Property: Regulatory Activity

**OBJECTIVE:**

A – Conduct Due Diligence and Accumulate Data to Support Development of Initiative Guidelines for Personal Property Loans on Manufactured Homes

**INFEASIBILITY:**

☒ Check here if the Enterprise is submitting an infeasibility request for the objective.

Freddie Mac was unable to complete a purchase transaction for the purpose of gathering data on loans secured by manufactured homes (MH) titled as personal property (also known as chattel) by year-end. Prerequisite activities would include updating systems; developing and implementing internal and external processes, including the risk framework created in 2023; negotiating transactions with lenders; and educating lenders on how to deliver loans to Freddie Mac.

We recognize that increasing housing supply is a priority and manufactured homes are an attractive, affordable housing solution. We need more time to be in a position to gather and analyze sufficient data before developing a strategy and timeline for entering a new and very complex market in a safe and sound manner. We remain committed to working with FHFA in this market.

**SUMMARY OF RESULTS:**

Freddie Mac did not achieve this objective for reasons described in this narrative.

Objective's components detailed in the Plan	Corresponding actions or deliverables	Any deviations from the Plan (if applicable)
1. Purchase 1,500-2,000 loans to obtain data that can help inform future decisions related to a conventional product, dependent on FHFA approval of the framework to support purchase activity.	<b>Incomplete</b> <ul style="list-style-type: none"> <li>Based on FHFA feedback, updated the feasibility assessment, which included an assessment of the current market landscape, analysis of loan level data, and development of frameworks to support potential purchases of 1,500-2,500 loans.</li> <li>Submitted the Notice of New Activity to FHFA on April 2 at FHFA's request.</li> </ul>	We were unable to purchase loans as planned.

	<ul style="list-style-type: none"> <li>Held discussions with FHFA to provide an end-to-end overview and clarifications of the feasibility assessment, our approach, and an illustrative transaction to showcase the proposed frameworks.</li> </ul>	
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**SELF-ASSESSMENT RATING OF PROGRESS:**

- ☐ Target met  
☐ Target exceeded  
☐ Objective partially completed  
☒ No milestones achieved

**PARTIAL CREDIT JUSTIFICATION:**

Not applicable.

**IMPACT:**

- ☒ 50 – Very Large Impact  
☐ 40  
☐ 30 – Meaningful Impact  
☐ 20  
☐ 10 – Minimal Impact  
☒ 0 – No Impact

**IMPACT EXPLANATION:**

- How and to what extent were the actions or deliverables under this objective impactful in addressing the applicable underserved market's needs, or in laying the foundation for future impact in addressing the underserved market's needs?**

The additional research and analysis conducted under this objective provided insight into the MH personal property market that helped inform the decision on whether to proceed with loan purchases for data-gathering purposes. The data form part of a foundation for future work that could impact the market.

- What did the Enterprise learn from its work about the nature of the underserved market's needs and how to address them?**

We learned through our additional data-analysis efforts that a limited number of lenders serve this space and building rapport and trust with them is critical to making them comfortable in sharing their proprietary data with us to support our effort. The data that we collected and reviewed represented only a portion of the data in the market. We took a thoughtful approach to obtaining and analyzing data that

was representative of the market, including data on homes in manufactured housing communities and on privately owned land.

The limited data that we received was helpful input to making a decision about our risk framework but not sufficient for product development. Freddie Mac would need to purchase a substantial number of loans secured by MH titled as personal property for data-gathering purposes to develop a holistic view into loan performance before determining potential product requirements for entering the market in a safe and sound manner. We will continue to work internally and with FHFA to outline our data gaps and a strategy for how best to obtain that data.

**3. Optional: If applicable, why was the Enterprise unable to achieve the Plan target?**

We need more time to be in a position to gather and analyze sufficient data before developing a strategy and timeline for entering a new and very complex market in a safe and sound manner. We remain committed to working with FHFA in this market.