

Exhibit G:
Annual Loan Products Narrative Reporting Template

FREDDIE MAC
 RURAL HOUSING
 2022
 PRODUCT

ACTIVITY:

5 – Support Multifamily Properties in All Rural Areas: Additional Activity

OBJECTIVE:

C – Provide Financial Empowerment Offerings for Rural Renters

INFEASIBILITY:

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

If applicable, provide a concise summary of the underserved market conditions or other extenuating circumstances outside of the Enterprise's control that substantially interfered with accomplishment of the objective.

SUMMARY OF RESULTS:

Provide a concise summary of the actions undertaken under this objective.

Include in the summary a list of any actions or deliverables specified in the objective that were not completed, or actions or deliverables that deviated from the Plan.

Freddie Mac added a financial empowerment objective to our 2022-2024 Duty to Serve Plan. To achieve the objective, we launched a promotional strategy for our Credit Building and CreditSmart programs aimed at properties in rural markets where we have made Low-Income Housing Tax Credit (LIHTC) equity investments. Our goal is to better connect renters in some of the hardest to serve rural markets with these resources.

Following the creation of the objective, we shifted from incentives-based approach to a promotional-focused strategy. This reflects the changing dynamic of the market where we have seen a proliferation of firms offering rent reporting services.

<i>Objective's components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>	<i>Any deviations from the Plan (if applicable)</i>
Design promotion strategy for Credit Building and CreditSmart features for our LIHTC equity investments	Complete We promoted Credit Building to our syndicator network.	
Develop marketing materials	Complete We provided Credit Building marketing materials to our syndicator network. These materials include a Credit Building term sheet, rent reporting and product overview deck, a sample monthly impact report, and CreditSmart one-pager.	

<p>Promote Credit Building and CreditSmart features to our syndicator network</p>	<p>Complete We have promoted Credit Building for our LIHTC Equity Investments to all syndicator partners. We promoted Credit Building and CreditSmart to our syndicator network through emails, bi-weekly calls and conferences when applicable.</p>	
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SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the year.

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

PARTIAL CREDIT JUSTIFICATION:

If the self-assessment above indicated that the objective was partially completed, briefly explain the basis for the share of the objective that was completed. In the explanation, include a discussion of the level of effort expended for the completed actions compared to the level of effort required to complete the entire objective.

IMPACT:

Provide a self-assessment of the level of impact that actions under the objective have accomplished.

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

IMPACT EXPLANATION:

Answer the following questions.

1. How and to what extent were actions under this objective impactful in addressing underserved market needs, or in laying the foundation for future impact in addressing underserved market needs?

Freddie Mac promoted the adoption of our financial empowerment offerings through our LIHTC equity syndicators. We conducted direct outreach and individualized discussions with all eight syndicators to promote the value of our Credit Building and CreditSmart programs and provided each with details on the benefits and results of the initiatives. We also provided syndicators with resources to be shared with individual properties for direct distribution to renters.

At the beginning of 2023, we expanded our Credit Building program to welcome a wider range of vendors to the program. We also redesigned the operational process, making it easier for borrowers to sign up new properties, including those in the rural market. As new vendors join the program, they will also provide renters with access to the CreditSmart program.

Our financial empowerment tools can help renters better manage and plan their finances and achieve homeownership capabilities. CreditSmart, for example, is a free and robust platform that can guide renters through creating household budgets and determining how much to spend on rent. It can also make renters aware of their rights and obligations as tenants before signing a lease. Separately, our Credit Building program helps create and boost credit scores by encouraging multifamily sponsors to work with third party vendors to report on-time rent payments to the major credit bureaus.

Through our outreach to properties benefiting from our LIHTC equity investments, we are reaching more renters in underserved areas. Freddie Mac will build on this effort by developing a playbook to guide future conversations with syndicators and through a syndicator forum in March 2023 during which we will highlight financial empowerment tools.

2. What did the Enterprise learn from its work about the nature of underserved market needs and how to address them?

A growing number of firms specializing in different market segments are offering services that align to the goals of our Credit Building program. As a result, we are increasingly focused on standard setting and promoting the benefits of these programs so that our credit building efforts are less dependent on direct support in the future. Through program expansion and process changes, there will be a greater ability to provide even the hardest to serve markets with these tools.

3. **Optional:** If applicable, why were all components of this objective not completed?
Not applicable.

Attach the information detailed in the list of documentation specific to the objective that was provided by FHFA.

Exhibit C:
Second Quarter Loan Products Narrative Reporting Template

FREDDIE MAC

RURAL

Q2: JANUARY-JUNE 2022

PRODUCT

ACTIVITY:

5 – Support Multifamily Properties in All Rural Areas: Additional Activity

OBJECTIVE:

C – Provide Financial Empowerment Offerings for Rural Renters Through Credit Building From One-time Rent Reporting

SUMMARY OF RESULTS:

Individuals with lower credit scores or those who are credit invisible may face higher risk of being screened out of rental applications and have greater difficulty accessing credit, thus hindering their ability to successfully rent in a multifamily property. In November 2021, Freddie Mac announced the creation of our Credit Building program, which programmatically enables multifamily borrowers to report on-time rent payments to credit bureaus. Stronger credit scores open doors for tenants such as access to short-term credit options for emergency situations, qualifying for lower interest rates resulting in higher savings, providing economic mobility and improving their opportunity to become homeowners. This program was designed to support properties on which we provide debt financing.

As part of our 2022-2024 Duty to Serve Plan, we added a financial empowerment objective to expand our rollout of Credit Building and CreditSmart to LIHTC properties in rural markets. Our initial promotion of Credit Building and CreditSmart was tailored to our role as a capital source for debt financing, and loan offerings on the debt platform do not typically reach the hardest to serve rural markets. Through this objective, we are exploring and implementing a promotion strategy suitable for our role as LIHTC equity investor, which will allow rural renters to benefit from the Credit Building and CreditSmart programs.

Actions	2022 Achievements through 2Q
1) Design incentive package for Credit Building and CreditSmart features for our LIHTC equity investments	In Progress <ul style="list-style-type: none"> • We have promoted Credit Building to our syndicator network and are in the process of considering if any changes to the promotional package are required.
2) Develop marketing materials	In Progress <ul style="list-style-type: none"> • We provided Credit Building marketing materials to our syndicator network. These materials include a Credit Building term

	sheet, rent reporting and product overview deck, and a sample monthly impact report.
3) Promote Credit Building and CreditSmart features to our syndicator network	<p>In Progress</p> <ul style="list-style-type: none"> • We have promoted Credit Building for our LIHTC Equity Investments to all syndicator partners. We are in the process of actively promoting Credit Building to our syndicator network through emails, bi-weekly calls and conferences when applicable.

(Character limit: 3,000 characters, including spaces)

SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the reporting period.

- On-target to meet or exceed the objective
- Progress delayed and/or partial completion of the objective expected
- Unlikely to achieve any milestones of the objective

ADDITIONAL INFORMATION (IF APPLICABLE):

N/A