Presale: FREMF 2013-K712 Mortgage Trust Apr 13

Description: Abstract
The preliminary ratings assigned to FREMF 2013-K712 Mortgage Trust's $1.75 billion multifamily mortgage pass-through certificates reflect the credit support provided by the transaction structure, our view of the underlying collateral's credit characteristics, the trustee-provided liquidity, the collateral pool's relative diversity, and our overall qualitative assessment of the transaction. Standard & Poor's Ratings Services determined that the collateral pool has, on a weighted average basis, debt service coverage (DSC) of 1.39x and beginning and ending loan-to-value (LTV) ratios of 94.6% and 84.9% based on Standard & Poor's values. Chart 1 shows an overview of the transaction's structure, cash flows, and other considerations. Freddie Mac guarantees payments on the class A-1, A-2, X1, and X3 certificates, including interest payments, reimbursements of realized...

Companies mentioned in this report are:
- FREMF 2013-K712 Mortgage Trust

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