## Roadmap: Originating Community Land Trust Mortgages



We've simplified the mortgage process for community land trusts (CLTs)

Use this roadmap to guide you through the journey of CLT mortgage originations for sale to Freddie Mac.

Do you have a copy of the **Ground Lease?** 



Have you completed the **Ground Lease** Checklist?



Has the CLT completed the Florida CLT Training and **Certification Program** 



If so, do you [Seller] have the special term of business (TOB) needed for exemption of ground lease review? (See Guide 4502.10)



Has Form 490, Community Land Trust Ground Lease Rider been completed, executed and recorded in the land records, together with the Community Land Trust Ground Lease? \*\*



Sellers must enter "Leasehold" for **ULDD Data Point Property Estate** Type (Sort ID 63).

When delivering loans through Loan Product Advisor® (LPASM), select 'Community Land Trust' as the loan program identifier. **NOTE:** LPA will calculate LTV from Appraised Value.

**IMPORTANT: CLT loans must be** delivered as servicing-retained only, meaning the Seller must be able to service the loan. Freddie Mac is unable to accept servicing-released CLT loans at this time. Please see servicing requirements Guide 8701.



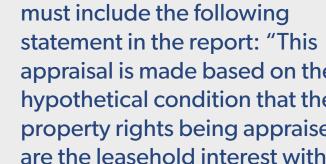
Is the Ground Lease based on the National Community Land Trust Network (NCLTN) 2011 Community Land Trust Network Model Ground Lease



NO



If so, do you [Seller] have the special term of business (TOB) needed for exemption of ground lease review? (See Guide 4502.10)



appraisal is made based on the hypothetical condition that the property rights being appraised are the leasehold interest without resale and other restrictions that are removed by Form 490 upon

foreclosure." (Per Guide 4502.8)

\*\*IMPORTANT: The appraiser



Please submit the non-standard ground lease to your Freddie Mac Account Manager for review.



After review, if approved, the CLT is added to the non-model ground lease TOB.



**RESOURCES** 



Guide Section 4502 – Selling



**Guide Section 8701 – Servicing** 



**Lender Factsheet** 







