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Spotlight On

GMCs Are Back

We're pleased to announce the return of Guaranteed Maturity Classes (GMCs) – a product unique to Freddie Mac. GMCs provide investors with enhanced cash flow certainty, benefitting those seeking specific duration alignment.

Each GMC has a guaranteed final payment date, backed by Freddie Mac as Guarantor, even if the underlying loans have not been paid in full. This gives absolute certainty to the investor and allows easier liability-matching and duration risk limitation.

Here's how it works: Each GMC is supported by an underlying REMIC class, which is retained by Freddie Mac and not initially offered. Principal payments flow first to the underlying REMIC class, which in turn funds the GMC. On the specified final payment date, the GMC is redeemed in full. That redemption is funded in part by the proceeds of an auction of the underlying REMIC class conducted by Freddie Mac immediately prior to the GMC's specified final payment date. If there's any shortfall, we cover it as Guarantor.

Take a look at the example below to see how GMCs function in practice:

FHR 5538 – MH is GMC class, MX is the Underlying REMIC Class

Group 3

MH(2).....	70,000,000	GMC/SEQ/AD	6.0	FIX	3137HKY32
MX(4).....	70,000,000	SEQ/AD	6.0	FIX	3137HKY57
MZ.....	30,000,000	SEQ	6.0	FIX/Z	3137HKY65

Group 3

Sequential Pay
GMC/Sequential Pay

- The MZ Accrual Amount and the Group 3 Asset Principal Amount to MX and MZ, in that order, until retired
- On each Payment Date, principal payments allocated to MX, as described above, will be distributed to MH, while outstanding

Please contact the [Freddie Mac REMIC group](#) at (866) 903-2767.

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Freddie Mac Investor Outreach (Q2 2025)

Barbara Pak, Vice President Single-Family Securitization, was a panelist at Bank of America's Asset Backed and Residential MBS Conference on May 28.

Jamie Miller, Senior Director Single Class Securitization, was a speaker at the Bloomberg Agency MBS & CRT Summit in New York on June 25.

Please reach out to [Michael Murai](#), Director Single Class Securitization Issuance, to arrange a meeting with the Securitization team.

MultiLender UMBS

Starting with May 2025 issuances, all Freddie Mac MultiLender Supers will be issued as MultiLender UMBS or MBS. [Learn more.](#)



For You

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