

Clients & Friends Memo

COVID-19 Update: Federal Reserve Broadens Range of Eligible Collateral for Term Asset-Backed Securities Loan Facility (TALF)

April 9, 2020

TALF Extended to Legacy CMBS and CLOs

On April 9, 2020, the Federal Reserve unveiled an array of additional programs to bolster the U.S. economy in response to the COVID-19 pandemic. One of those programs is aimed at expanding the coverage of the Federal Reserve's previously announced Term Asset-Backed Securities Loan Facility (TALF). TALF is a facility intended to help lenders meet the credit needs of households and U.S. businesses by supporting the issuance of asset-backed securities. A summary of the facility is available [here](#).

Today's announcement includes the following updates to the TALF program:

- Eligible Collateral to include Certain CMBS and CLOs. Both commercial mortgage-backed securities (CMBS) and collateralized loan obligations (CLOs) other than commercial real estate CLOs (CRE CLOs) will be included in the assets that are eligible to be pledged to the Federal Reserve under the TALF.
 - CMBS must have been issued *prior* to March 23, 2020 and the underlying credit exposures must be to real property located in the United States or one of its territories.
 - Only static CLOs will be eligible collateral. The eligible issuer must be a U.S. company and all or substantially all of the underlying loans must be "newly issued." Whether the standard CLO Cayman/Delaware co-issuer structure will be an eligible issuer and the meaning of "newly issued" are open questions.
- Eligible Borrower. The definition of Eligible Borrower was updated to "a business that is created or organized in the United States or under U.S. laws and that has significant operations in and a majority of its employees based in the United States."
- Exclusions from Eligible Collateral. Single-asset, single-borrower (SASB) CMBS and CRE CLOs will not be eligible collateral. In addition, servicing advance receivables are no longer eligible collateral.

- Other Additional Eligible Collateral. Equipment leases and leveraged loans were also added as eligible collateral.

These updates are reflected in a new term sheet released by the Federal Reserve that is available [here](#). The term sheet includes the “haircut” schedule that will be imposed on the different asset-classes that are permitted to be purchased under the TALF, which is consistent with the schedule used for the TALF program established in 2008. A comparison of the term sheet released on April 9, 2020 against the original term sheet released on March 23, 2020 is annexed to this memorandum.

Feedback

As the Federal Reserve and the Treasury Department finalize the programs, they continue to seek input from lenders, borrowers and other stakeholders. Comments may be sent until April 16, 2020 on the feedback form provided [here](#).

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Term Asset-Backed Securities Loan Facility

[Effective April 9, 2020¹](#)

Facility: The TALF is a credit facility authorized under section 13(3) of the Federal Reserve Act intended to help meet the credit needs of consumers and ~~small~~ businesses by facilitating the issuance of asset-backed securities (“ABS”) and improving the market conditions for ABS more generally. The TALF will serve as a funding backstop to facilitate the issuance of eligible ABS on or after March 23, 2020.

Under the TALF, the Federal Reserve Bank of New York (“Reserve Bank”) will commit to lend to a special purpose vehicle (“SPV”) on a recourse basis. The Department of the Treasury will make an equity investment of \$10 billion in the SPV ~~in connection with the Facility~~, as described below.

The TALF SPV initially will make up to \$100 billion of loans available. The loans will have a term of three years; will be nonrecourse to the borrower; and will be fully secured by eligible ABS.

Eligible Borrowers: All U.S. companies that own eligible collateral and maintain an account relationship with a primary dealer are eligible to borrow under the TALF. ~~A~~[For the purpose of this document, a](#) U.S. company ~~would be~~[is](#) defined as a ~~U.S.~~ business ~~entity that is created or~~ organized [in the United States or](#) under the laws of the United States ~~or a political subdivision or territory thereof (including such an entity that has a non-U.S. parent company), or a U.S. branch or agency of a foreign bank~~ [and that has significant operations in and a majority of its employees based in the United States.](#)

Eligible Collateral: Eligible collateral includes U.S. dollar denominated cash (that is, not synthetic) ABS that have a credit rating in the highest long-term or, [in the case of non-mortgage backed ABS](#), the highest short-term investment-grade rating category from at least two eligible nationally recognized statistical rating organizations (“NRSROs”) and do not have a credit rating below the highest investment-grade rating category from an eligible NRSRO. All or substantially all of the credit exposures underlying eligible ABS must have been originated by a U.S. company. ~~Eligible, and the issuer of eligible collateral must be a U.S. company. With the exception of commercial mortgage-backed securities (“CMBS”), eligible~~ ABS must be issued on or after March 23, 2020. ~~CMBS issued on or after March 23, 2020, will not be eligible. For CMBS, the underlying credit exposures must be to real property located in the United States or one of its territories.~~

Eligible collateral must be ABS where the underlying credit exposures are one of the following:

- 1) Auto loans and leases;
- 2) Student loans;
- 3) Credit card receivables (both consumer and corporate);
- 4) Equipment loans [and leases](#);
- 5) Floorplan loans;
- 6) Insurance premium finance loans;
- 7) Certain small business loans that are guaranteed by the Small Business Administration;
- 8) [Leveraged loans](#); or
- 9) ~~8) Eligible servicing advance receivables.~~ [Commercial mortgages.](#)²

¹ [The Board of Governors of the Federal Reserve System \(“Board”\) and Secretary of the Treasury may make adjustments to the terms and conditions described in this term sheet. Any changes will be announced on the Board’s website.](#)

² The detailed terms and conditions will further define the eligible underlying credit exposures for purposes of the TALF. The definitions are expected to be broadly consistent with the defined terms used for purposes of the TALF established in 2008.

Eligible collateral will not include ABS that bear interest payments that step up or step down to predetermined levels on specific dates. In addition, the underlying credit exposures of eligible collateral must not include exposures that are themselves cash ABS or synthetic ABS.

To be eligible collateral, all or substantially all of the underlying credit exposures must be newly issued, [except for legacy CMBS](#).

The feasibility of adding other asset classes to the facility [or expanding the scope of existing asset classes](#) will be considered in the future.

[Conflicts of interest:](#) Eligible borrowers and issuers of eligible collateral will be subject to the conflicts of interest requirements of section 4019 of the CARES Act.

[Restriction on single-asset single-borrower \("SASB"\) CMBS and commercial real estate collateralized loan obligations \("CRE CLOs"\):](#) SASB CMBS and CRE CLOs will not be eligible collateral.

[Restrictions on CLO loan substitution:](#) Only static CLOs will be eligible collateral.

Collateral Valuation: [Haircut schedule is below.](#) ~~The pledged eligible collateral will be valued and assigned a haircut according to a schedule based on its sector, the weighted average life, and historical volatility of the ABS. This haircut schedule will be published in the detailed terms and conditions and will be roughly in line with the haircut schedule used for the TALF Facility~~ [haircut schedule is consistent with the haircut scheduled used for the TALF](#) established in 2008.

Pricing: For [CLOs, the interest rate will be 150 basis points over the 30-day average secured overnight financing rate \("SOFR"\).](#) For [SBA Pool Certificates \(7\(a\) loans\), the interest rate will be the top of the federal funds target range plus 75 basis points.](#) For [SBA Development Company Participation Certificates \(504 loans\), the interest rate will be 75 basis points over the 3-year fed funds overnight index swap \("OIS"\) rate.](#)

[For all other](#) eligible ABS with underlying credit exposures that do not have a government guarantee, the interest rate will be ~~100~~[125](#) basis points over the 2-year ~~LIBOR swap~~[OIS](#) rate for securities with a weighted average life less than two years, or ~~100~~[125](#) basis points over the 3-year ~~LIBOR swap~~[OIS](#) rate for securities with a weighted average life of two years or greater.² The pricing for other eligible ABS will be set forth in the detailed terms and conditions.

Fees: The SPV will assess an administrative fee equal to 10 basis points of the loan amount on the settlement date for collateral.

Maturity: Each loan provided under this facility will have a maturity of three years.

Investment by the Department of the Treasury: The Department of the Treasury, using the Exchange Stabilization Fund, will make an ~~initial~~ equity investment of \$10 billion in the SPV.

Non-Recourse: Loans made under the TALF are made without recourse to the borrower, provided the requirements of the TALF are met.

Prepayment: Loans made under the TALF will be pre-payable in whole or in part at the option of the borrower, but substitution of collateral during the term of the loan generally will not be allowed.

Program Termination: No new credit extensions will be made after September 30, 2020, unless the TALF is extended by the Board of Governors of the Federal Reserve System [and the Department of the Treasury](#).

Other Terms and Conditions: More detailed terms and conditions will be provided at a later date, primarily based off of the terms and conditions used for the 2008 TALF. In addition, the Federal Reserve reserves the

²~~If necessary, the pricing structure would be updated to account for the expected industry transition away from LIBOR.~~

right to review and make adjustments to these terms and conditions – including size of program, pricing, loan maturity, collateral haircuts, and asset and borrower eligibility requirements – consistent with the policy objectives of the TALF.

Haircut Schedule:

<u>Sector</u>	<u>Subsector</u>	<u>ABS Average Life (years)*</u>						
		<u>0-<1</u>	<u>1-<2</u>	<u>2-<3</u>	<u>3-<4</u>	<u>4-<5</u>	<u>5-<6</u>	<u>5-<6</u>
<u>Auto</u>	<u>Prime retail lease</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>	<u>13%</u>	<u>14%</u>		
<u>Auto</u>	<u>Prime retail loan</u>	<u>6%</u>	<u>7%</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>		
<u>Auto</u>	<u>Subprime retail loan</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>	<u>13%</u>		
<u>Auto</u>	<u>Motorcycle/ other recreational vehicles</u>	<u>7%</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>		
<u>Auto</u>	<u>Commercial and government fleets</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>	<u>13%</u>		
<u>Auto</u>	<u>Rental fleets</u>	<u>12%</u>	<u>13%</u>	<u>14%</u>	<u>15%</u>	<u>16%</u>		
<u>Credit Card</u>	<u>Prime</u>	<u>5%</u>	<u>5%</u>	<u>6%</u>	<u>7%</u>	<u>8%</u>		
<u>Credit Card</u>	<u>Subprime</u>	<u>6%</u>	<u>7%</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>		
<u>Equipment</u>	<u>Loans and Leases</u>	<u>5%</u>	<u>6%</u>	<u>7%</u>	<u>8%</u>	<u>9%</u>		
<u>Floorplan</u>	<u>Auto</u>	<u>12%</u>	<u>13%</u>	<u>14%</u>	<u>15%</u>	<u>16%</u>		
<u>Floorplan</u>	<u>Non-Auto</u>	<u>11%</u>	<u>12%</u>	<u>13%</u>	<u>14%</u>	<u>15%</u>		
<u>Premium Finance</u>	<u>Property and casualty</u>	<u>5%</u>	<u>6%</u>	<u>7%</u>	<u>8%</u>	<u>9%</u>		
<u>Small Business</u>	<u>SBA Loans</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>6%</u>	<u>6%</u>
<u>Student Loan</u>	<u>Private</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>	<u>13%</u>	<u>14%</u>
<u>Leveraged Loans</u>	<u>Static</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>	<u>21%</u>	<u>22%</u>
<u>Commercial Mortgages</u>	<u>Legacy, Conduit</u>	<u>15%</u>	<u>15%</u>	<u>15%</u>	<u>15%</u>	<u>15%</u>	<u>16%</u>	<u>17%</u>

* For auto, credit card, equipment, floorplan, and premium finance ABS, the weighted average life must be five years or less. For other new-issue eligible collateral, haircuts will increase by one percentage point for each additional year (or portion thereof) of average life beyond five years. For legacy CMBS with average lives beyond five years, base dollar haircuts will increase by one percentage point of par for each additional year (or portion thereof) of average life beyond five years. No securitization may have an average life beyond ten years.