

The Freddie Mac<sup>®</sup> Green Advantage<sup>®</sup> suite of offerings includes Green Up<sup>®</sup>, Green Up Plus<sup>®</sup>, Green Retrofits, Green Certified or Green Rebate. These financing programs reward borrowers who improve their properties to reduce their energy and/or water usage by 30% or those who already have green-certified properties and are looking for new financing. Green Advantage works with Freddie Mac Conventional and Targeted Affordable Housing (TAH) cash preservation products.

## Green Assessment<sup>®</sup>

- Straightforward property analysis to show borrowers how they can save energy and/or water by making property improvements
- Reimbursements of up to \$4,000 of the cost of the report when the borrower closes a Freddie Mac loan
- **Eligible Loans:**
  - Conventional and TAH cash preservation (excludes SBL, Seniors, MHCs, and supplementals)
  - 5-, 7-, or 10-year fixed- or floating-rate Freddie Mac Multifamily Optigo<sup>®</sup> loans

## Green Assessment Plus<sup>®</sup>

- Highly detailed property analysis based on an ASHRAE Level 2 energy audit
- Reimbursements of up to \$4,000 of the cost of the report when the borrower closes a Freddie Mac loan
- **Eligible Loans:**
  - Conventional and TAH cash preservation (excludes SBL, Seniors, MHCs, and supplementals)
  - 5-, 7-, or 10-year fixed- or floating-rate Freddie Mac Multifamily Optigo<sup>®</sup> loans

## Green Up<sup>®</sup> and Green Up Plus<sup>®</sup>

- **Minimum Projected Consumption Reduction:** Borrowers must be able to reduce whole property energy consumption by at least 15% and reduce either energy and/or water whole property consumption by an additional 15% for a total of 30% reduction in whole property energy and water consumption.
- **Benchmarking Data Collection:** Require borrowers to engage a third-party data collection consultant prior to the origination of the loan to collect, input, and monitor actual energy and water usage through the term of the loan
- **Required Third-Party Reports**
  - Green Up loans: Green Assessment
  - Green Up Plus loans: Green Assessment Plus

## Green Retrofit

This feature is for deeply affordable properties with energy- and/or water-efficiency improvements already made within the current calendar year or the preceding previous two calendar years from when the borrower completes Form 1209: Green Retrofits Certification

- **Eligible Loans:** Conventional and TAH cash preservation (excludes SBL, Seniors, Student MHCs, and supplementals)
- **Terms:** 10-year fixed
- **Requirements:** Affordability Test required — eligible properties need to have at least 20% of units affordable at 60% AMI
- **DCR/LTV:** Must meet policy-compliant DCR/LTV; no adjustment
- **Time to Complete Green Improvements:** Two years
- **Escrow Requirements:** Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed

## **Green Certified**

Discounted loan pricing for 10-year fixed-rate loans if at least 40% of the property's units are affordable at workforce housing levels

They must have an industry-standard green building certification:

- EarthCraft, Southface
- ENERGY STAR® for Multifamily Existing Building, High Rise, New Construction, EPA
- Green Communities, Enterprise Community Partners
- Green Globes, Green Building Initiative
- GreenPoint Rated, Build It Green
- Leadership in Energy and Environmental Design (LEED), U.S. Green Building Council
- National Green Building Standard (NGBS), Home Innovation Research Labs
- Passive House Institute U.S. (PHIUS) Certified
- Passive House Institute (PHI) Certified

## **Green Rebate**

If your borrower does not choose any of the above Green Advantage options, a \$5,000 rebate may be available for a borrower reporting an EPA ENERGY STAR score

## **Commercial Property Assessed Clean Energy (C-PACE) Financing Consent**

- Can grant consent for Commercial PACE financing from qualifying C-PACE programs on loans in Freddie Mac's retained portfolio
- Additional requirements may apply