



FREDDIE MAC® Green Advantage

Freddie Mac Green Advantage suite of offerings rewards both borrowers who improve their properties to save energy – or who already have green-certified properties and are looking for new financing. Choose Green Up or Green Up Plus. When you commit to reduce energy or water consumption by at least 30% according to a Green Assessment or a Green Assessment Plus, you may get better pricing and more funding to make these enhancements. Green Advantage works with Freddie Mac Conventional, Targeted Affordable and Seniors Housing products.

Green Assessment

- Quick, straight-forward property analysis to show borrowers how they can save energy and/or water by making property improvements
- Can be completed within two weeks without adding to processing time
- Reimburse up to \$3,500 of the cost of the report when the borrower closes a loan

Green Assessment Plus

- Highly detailed property analysis based on an ASHRAE level 2 energy audit
- Reimburse up to \$3,500 of the cost of the report when the borrower closes a loan

Minimum Projected Consumption Reduction

- Green Up: 30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy based on Green Assessment
- Green Up Plus: 30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy, based on Green Assessment Plus

Underwriting Approach

- Green Up: Recognize 50% of projected owner-paid energy and/or water/sewer savings based on Green Assessment
- Green Up Plus: Recognize 75% of projected owner-paid energy and/or water/sewer savings based on Green Assessment Plus

Minimum Green Improvement Budget

\$250 per unit.

Time to Complete Green Improvements

2 years to complete. Work must commence within 180 days of loan origination.

Escrow Requirements

Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed.

Benchmarking Requirements

Property energy and water usage must be recorded in EPA Portfolio Manager before closing and annually until 2 years after project completion.

Required Third-Party Reports

- Green Up: Green Assessment
- Green Up Plus: Green Assessment Plus

Green Certified

Discounted loan pricing for properties – with at least one affordable rental unit – that have one of these eight industry-standard green building certifications:

- EarthCraft, Greater Atlanta Home Builders Association & South Face
- ENERGY STAR for Multifamily, EPA
- ENERGY STAR for Qualified Multifamily High-Rise, EPA



- Green Communities, Enterprise Community Partners
- Green Globes, Green Building Initiative
- GreenPoint Rated, Build It Green
- LEED, US Green Building Council
- National Green Building Standard (NGBS), Home Innovation Research Labs

Green Rebate

For multifamily properties with greater than 20 units, a \$5,000 rebate may be available for a borrower reporting an ENERGY STAR Score; rebate will be provided at settlement after all obligations and requirements are met; there is no minimum score required to receive the rebate.