

The Freddie Mac® Green Advantage® suite of offerings includes Green Up, 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 Up

Eligible Loans

- Conventional loans and TAH cash preservation loans (excludes SBL, Seniors, Student, MHCs and supplementals)
- 5-, 7- or 10-year term
- Fixed- or floating-rate execution

Minimum Projected Consumption Reduction

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

DCR/LTV

Must meet policy compliant DCR/LTV; no adjustment

Time to Complete Green Improvements

2 years to complete

Escrow Requirements

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

Required Third-Party Reports

Green Assessment

Benchmarking Data Collection

Green Up® loans 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

Already Green?

Overview

For deeply affordable properties that have already had energy and/or water efficiency improvements made within the current calendar year or the previous two calendar years from when the borrower completes Form 1209: Green Retrofits Certification.

Eligible Loans

- Conventional and TAH cash preservation loans (excludes SBL, Seniors, Student, MHCs and supplementals)
- 10-year fixed
- Affordability Test required - eligible properties need to have at least 20% of units affordable at 60% AMI

Green Certified

Eligible Loans

Discounted loan pricing for 5-year and 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:

Green Rebates

1. EarthCraft, Southface
2. ENERGY STAR for Multifamily Existing Buildings, High Rise, New Construction, EPA
3. Green Communities, Enterprise Community Partners
4. Green Globes, Green Building Initiative
5. GreenPoint Rated, Build It Green
6. Leadership in Energy and Environmental Design (LEED), US Green Building Council
7. National Green Building Standard (NGBS), Home Innovation Research Labs
8. Passive House Institute US (PHIUS) Certified
9. Passive House Institute (PHI) Certified

If Borrower doesn't choose any of the above Green Advantage options, they can receive \$5,000 from Freddie Mac for delivering an EPA ENERGY STAR Score®.