

The following Green Building Certifications are recognized and approved by Fannie Mae. To qualify as a Green Mortgage Loan, (i) one of the following Green Building Certifications must have been awarded to the Property, and (ii) the Green Building Certification must:

- apply specifically to the Property and not to a larger development site that includes the Property;
- cover all residential units of the Property and all buildings or spaces considered common areas;
- have been awarded within the last five (5) years;
- be current (e.g., not pending or expired) at the time of:
 - Rate Lock, if not using the Streamlined Rate Lock option; or
 - the Mortgage Loan Origination Date, if using the Streamlined Rate Lock option; and
- have been reviewed and approved by the Lender prior to:
 - Rate Lock, if not using the Streamlined Rate Lock option; or
 - the Mortgage Loan Origination Date, if using the Streamlined Rate Lock option.

If the Property has a certification from an organization listed below but a different version than listed, the Lender must contact Green_Financing@fanniemae.com to confirm the eligibility of the Property.¹

| TOWARDS ZERO CERTIFICATIONS | | | |
|---------------------------------------|-----------------------------------|----------------|--------------------|
| ORGANIZATION | CERTIFICATION | VERSION | LEVEL |
| International Living Future Institute | CORE Green Building Certification | 1 | Certified CORE |
| | Living Building Challenge | 2 | Certified Living |
| | | 3 | |
| | | 3.1 | |
| | | 4 | |
| Passive House Institute (PHI) | Certified Passive House | 2016 | Classic |
| | | | Plus |
| | | | Premium |
| | EnerPHit Certified Retrofit | 2016 | Classic |
| | | | Plus |
| | | | Premium |
| Passive House Institute US (PHIUS) | PHIUS+ Certified | 2015 | PHIUS+ 2015 |
| | | | PHIUS+ Source Zero |
| | | 2018 | PHIUS+ Core |
| | | | PHIUS+ 2018 |
| | | | PHIUS+ Source Zero |
| USGBC | LEED Zero | LEED Zero | Zero Energy |
| | | | Zero Water |

¹ Beginning on January 15, 2021, all Green Globes Multifamily certifications must be accompanied by a letter from the Green Building Initiative affirming that the Property met minimum energy requirements for certification.

| GROUP 1 CERTIFICATIONS | | | |
|--------------------------------------|--|----------------|-------------------|
| ORGANIZATION | CERTIFICATION | VERSION | LEVEL |
| BREEAM USA | BREEAM USA In-Use: Residential Plus | 6 | 3 Star |
| | | | 4 Star |
| | | | 5 Star |
| | | | 6 Star |
| Build It Green | GreenPoint Rated New Home Multifamily | 1.9-2.1 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | | 6 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | | 7 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | | 8 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| Enterprise Community Partners | Enterprise Green Communities Criteria | 2011 | Certified |
| | | 2015 | |
| | | 2020 | Certified Plus |
| Green Building Initiative | Green Globes Multifamily Performance Plus for New Construction | 1 | 1 Globe |
| | | | 2 Globes |
| | | | 3 Globes |
| | | | 4 Globes |
| | Green Globes Multifamily Performance Plus for Existing Buildings | 1 | 1 Globe |
| | | | 2 Globes |
| | | | 3 Globes |
| | | | 4 Globes |
| U.S. Department of Energy | Zero Energy Ready Home | Not Applicable | Certified |
| U.S. Environmental Protection Agency | ENERGY STAR Certified Homes | 3 | Certified |
| | | 3.1 | |
| | | 3.2 | |
| | Indoor AirPLUS | 1 | Certified |

GROUP 1 CERTIFICATIONS

| ORGANIZATION | CERTIFICATION | VERSION | LEVEL |
|--|-----------------------------------|-----------|-----------|
| USGBC | LEED BD+C: Homes v3 | LEED 2008 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED BD+C: Homes v4 | LEED v4 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED O+M: Existing Buildings v4 | LEED v4 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED O+M: Existing Buildings v4.1 | LEED v4.1 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| LEED BD+C: New Construction v4.1 | LEED v4.1 | Certified | |
| | | Silver | |
| | | Gold | |
| | | Platinum | |
| LEED Building Design and Construction Residential: Multifamily | LEED v4.1 | Certified | |
| | | Silver | |
| | | Gold | |
| | | Platinum | |

| GROUP 2 CERTIFICATIONS | | | | |
|---------------------------------------|--|------------|-----------------------|-----------------------|
| ORGANIZATION | CERTIFICATION | VERSION | LEVEL | |
| Build It Green | GreenPoint Rated Whole Building Existing Multifamily | 1 | Certified | |
| | | | Silver | |
| | | | Gold | |
| | | | Platinum | |
| Home Innovation Research Labs | National Green Building Standard (NGBS) Green Multifamily Building Certification | 2012 | Bronze | |
| | | | Silver | |
| | | | Gold | |
| | | | Emerald | |
| | | 2015 | Bronze | |
| | | | Silver | |
| | | | Gold | |
| | | | Emerald | |
| | 2020 | Bronze | | |
| | | Silver | | |
| | | Gold | | |
| | | Emerald | | |
| | National Green Building Standard (NGBS) Green Home Renovation Certification | 2020 | Bronze | |
| | | | Silver | |
| | | | Gold | |
| | | | Emerald | |
| International Living Future Institute | Zero Carbon Certification | 3 | Certified Zero Carbon | |
| | | 3.1 | | |
| | | 4 | | |
| | Zero Energy Certification | | 2 | Certified Zero Energy |
| | | | 3 | |
| | | | 3.1 | |
| | | | 4 | |
| | Southface | EarthCraft | 2012 | Certified |
| | | | | Gold |
| Platinum | | | | |
| 2014 | | | Certified | |
| | | | Gold | |
| | | | Platinum | |
| 1 | | | Certified | |
| | | | Gold | |
| | | | Platinum | |
| 2 | | | Certified | |
| | | | Gold | |
| | | | Platinum | |

GROUP 2 CERTIFICATIONS

| ORGANIZATION | CERTIFICATION | VERSION | LEVEL |
|--------------------------------------|---|----------------|--------------|
| U.S. Environmental Protection Agency | ENERGY STAR Multifamily High Rise | 1 | Certified |
| | ENERGY STAR Certified New Construction | 1 | Certified |
| | | 1.1 | |
| | | 1.2 | |
| | ENERGY STAR, Existing Multifamily Buildings | Not Applicable | Certified |
| USGBC | LEED BD+C: Multifamily Midrise v3 | LEED 2008 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED O+M: Existing Buildings v3 | LEED 2009 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| Viridiant | EarthCraft | 4 | Certified |
| | | | Gold |
| | | | Platinum |
| | | 5 | Certified |
| | | | Gold |
| | | | Platinum |
| | | 6 | Certified |
| | | | Gold |
| | | | Platinum |

| GROUP 3 CERTIFICATIONS | | | |
|-------------------------------|--|-----------|-------------|
| ORGANIZATION | CERTIFICATION | VERSION | LEVEL |
| Green Building Initiative | Green Globes Multifamily for Existing Buildings | 1.01 | 1 Globe |
| | | | 2 Globes |
| | | | 3 Globes |
| | | | 4 Globes |
| Green Building Initiative | Green Globes Multifamily for New Construction | 1.01 | 1 Globe |
| | | | 2 Globes |
| | | | 3 Globes |
| | | | 4 Globes |
| Home Innovation Research Labs | National Green Building Standard (NGBS) Green Home Remodeling Project Certification | 2012 | Bronze |
| | | | Silver |
| | | | Gold |
| | | | Emerald |
| | | 2015 | Bronze |
| | | | Silver |
| | | | Gold |
| | | | Emerald |
| USGBC | LEED BD+C: Multifamily Midrise v4 | LEED v4 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED BD+C: New Construction v3 | LEED 2009 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED BD+C: New Construction v4 | LEED v4 | Certified |
| | | | Silver |
| | | | Gold |
| | | | Platinum |
| | LEED Zero | LEED Zero | Zero Carbon |
| | | | Zero Waste |