

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:
 - for the ENERGY STAR, Existing Multifamily Buildings Certification from the U.S. Environmental Protection Agency, within one (1) year prior to the Mortgage Loan Origination Date;
 - for all certifications issued by the Green Building Initiative, on or after January 1, 2021 and accompanied by a letter from the Green Building Initiative affirming that the Property met minimum energy requirements for certification; and
 - for all other recognized Green Building Certifications, within the five (5) years prior to the Mortgage Loan Origination Date;
- 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.

TOWARDS ZERO CERTIFICATIONS			
ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Home Innovation Research Labs	NGBS Green+ Net Zero Energy	2020	Badge
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 Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius REVIVE CORE
			Phius REVIVE ZERO
	USGBC	LEED Zero Energy	LEED Zero

GROUP 1 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
BREEAM USA	BREEAM USA In Use: Residential Plus	6	Very Good
			Excellent
			Outstanding
Enterprise Community Partners	Enterprise Green Communities Criteria Plus	2020	Plus
Green Building Initiative	Green Globes Multifamily Performance Plus for New Construction	2	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily Performance Plus for Existing Buildings	2	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Single Family Home Certification	2020	Certified
U.S. Department of Energy	Zero Energy Ready Home	1.0	Certified
U.S. Environmental Protection Agency	ENERGY STAR Certified New Construction	1	Certified
		1.1	Certified
		1.2	Certified
	ENERGY STAR Single-Family New Homes	3	Certified
		3.1	Certified
		3.2	Certified
		Indoor AirPLUS	1

GROUP 1 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
USGBC	LEED Building Design and Construction: Homes	LEED 2008	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
		LEED v4.1	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: Homes and Multifamily Lowrise	LEED v4	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 Existing Home Multifamily National Program	1	Whole House
		2	Whole House
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Multifamily Building Certification	2012	Bronze
			Silver
			Gold
			Emerald
		2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for New Construction	2020	Bronze
			Silver
			Gold
			Emerald
International Finance Corporation	EDGE	3	EDGE Certified
			EDGE Advanced
			EDGE Zero Carbon
International Living Future Institute	Zero Carbon Certification	3	Certified Zero Carbon
		3.1	Certified Zero Carbon
		4	Certified Zero Carbon
	Zero Energy Certification	2	Certified Zero Energy
		3	Certified Zero Energy
		3.1	Certified Zero Energy
		4	Certified Zero Energy
U.S. Environmental Protection Agency	ENERGY STAR Multifamily High Rise	1	Certified
	ENERGY STAR, Existing Multifamily Buildings	Not Applicable	Certified

GROUP 2 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
USGBC	LEED Operations and Maintenance: Existing Buildings	LEED 2009	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
		LEED v4.1	Certified
			Silver
			Gold
			Platinum

GROUP 3 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Build It Green	GreenPoint Rated New Home Multifamily	6	Certified
			Silver
			Gold
			Platinum
		7	Certified
			Silver
			Gold
			Platinum
		8	Certified
			Silver
			Gold
			Platinum
Enterprise Community Partners	Enterprise Green Communities Criteria	2015	Certified
		2020	Certified
Green Building Initiative	Green Globes Multifamily for Existing Buildings	2	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily for New Construction	2	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes

GROUP 3 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Home Remodeling Project Certification	2012	Bronze
			Silver
			Gold
			Emerald
		2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for Existing Buildings	2020	Bronze
			Silver
			Gold
			Emerald
	NGBS Green+ Wellness	2020	Badge
NGBS Green+ Zero Water	2020	Badge	
USGBC	LEED Building Design and Construction: Multifamily Midrise	LEED 2008	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: New Construction and Major Renovations	LEED 2009	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
		LEED v4.1	Certified
			Silver
			Gold
			Platinum
	LEED Zero Carbon	LEED Zero	LEED Zero
LEED Zero Water	LEED Zero	LEED Zero	
LEED Zero Waste	LEED Zero	LEED Zero	