



How to: Review and Approve a Green Building Certification

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Summary

The review and approval of a Property’s Green Building Certification is delegated to Fannie Mae Lenders.

The current list of eligible Certifications can be found in [Form 4250](#). Fannie Mae annually reviews the eligible Green Building Certifications and may add or remove certifications.

For each eligible Certification, this Job Aid contains:

- an image of the standard Certification format;
- a list of eligible versions, levels, variations, and/or scoring paths, if the certification has more than one; and
- additional steps needed to verify that the certification is acceptable, if any.

How to review and approve a Green Building Certification

1. Follow steps in “[How To: Register, Quote, Close, and Deliver a Green Mortgage Loan](#)” to select the correct values in DUS Gateway®.
2. Match the awarding organization and certification for your deal to one listed in this document.
3. Ensure the certification meet all requirements of the [Form 4250](#).
4. Request approval from Fannie Mae if:
 - you cannot match the certifications;
 - the certification is on a non-standard form;
 - the certification varies from those indicated as eligible; or
 - the Property does not meet all Form 4250 requirements.



1. BREEM USA

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
BREEM USA	BREEM USA In-Use: Residential Plus	6	Very Good
			Excellent
			Outstanding

Validation: BREEM USA certifications from BRE are issued on a standard form, as shown. No additional evidence is required.

Fannie Mae only recognizes BREEM USA In-Use: Residential Plus.

BREEM[®] USA
delivered by bre

www.breem.com/usa

BREEM In-Use
The assessment of Choose an Item.

Building Name
Address 1
Town
State
Zip
Country

has been carried out according to Technical Manual:
BREEM USA In-Use: Residential Plus V6.0.0
by a Licensed Assessor for:
Licensed Assessor Organization Ltd
Asset Owner LLC
Management Company Inc

Certificate Number: 1234597890 Issue: 1.0

Asset Performance: 58.85%
Select rating: ★★★★★☆☆

Building Management: 79.25%
Excellent
★★★★★☆☆

Enter Score: []

Licensed Assessor Org
Licensed Assessor Company
Licensed Assessor Name
Assessor name
Licensed Assessor Number
Assessor Number
Signature here
Signed on behalf of BRE Global Limited
Title of certificate signer
Click or tap here to enter text, BREEM
Date of issue
Date of issue
Date 3 years following the date of issue
Valid until

This certificate is issued by the Licensed Assessor Organization named above based on the application of their assessment process in accordance with the BREEAM Standard (BREEM).
This certificate is valid on the date of issue on the back of the date provided by the client and verified by the Assessor Organization.
To check the authenticity of this certificate visit: www.breem.com/usa
This certificate remains the property of BREEM USA (BREEM) and is issued subject to terms and conditions available at www.breem.com/usa.
BREEM is a registered trademark of BRE (the Building Research Establishment) Ltd. Community Trademark (0179861).

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BREEM[®] USA
delivered by bre

www.breem.com/usa

BREEM USA In-Use: Residential Plus V6.0.0

Licensed Assessor Organization Ltd
Asset Owner LLC
Management Company Inc

58.85% ★★★★★☆☆

Assessment of Auto entered

Asset Performance

Category	Score
Health & Wellbeing	75
Energy	25
Transport	100
Water	Not Assessed
Resilience	27
Resources	60
Land Use & Ecology	38
Pollution	33

Building Management

Excellent 79.25% ★★★★★☆☆

Category	Score
Management	30
Health & Wellbeing	40
Energy	50
Water	70
Resilience	90
Land Use & Ecology	35
Pollution	75

1234597890
Certificate Number

1.0
Issue Number

Licensed Assessor Org
Licensed Assessor Company
Licensed Assessor Name
Assessor name
Licensed Assessor Number
Assessor Number

Signature here
Signed on behalf of BRE Global Limited
Click here to enter text.
Click or tap here to enter text, BREEM
Date of issue
Date of issue
Date 3 years following the date of issue
Valid until

This certificate is issued by the Licensed Assessor Organization named above based on the application of their assessment process in accordance with the BREEAM Standard (BREEM).
This certificate is valid on the date of issue on the back of the date provided by the client and verified by the Assessor Organization.
To check the authenticity of this certificate visit: www.breem.com/usa
This certificate remains the property of BREEM USA (BREEM) and is issued subject to terms and conditions available at www.breem.com/usa.
BREEM is a registered trademark of BRE (the Building Research Establishment) Ltd. Community Trademark (0179861).

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2. Build it Green

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Build It Green	GreenPoint Rated Existing Home Multifamily National Program	1	Whole House
		2	
	GreenPoint Rated New Home Multifamily	6	Certified
			Silver
			Gold
			Platinum
		7	Certified
			Silver
			Gold
			Platinum
		8.3	Certified
			Silver
			Gold
			Platinum
	9	Certified	
		Silver	
		Gold	
		Platinum	
	9.1	Certified	
		Silver	
Gold			
Platinum			

Validation: GreenPoint Rated certifications come on a standardized form. The certificate will indicate New Home or Existing Building and the certification Version and Level.



CERTIFICATE

Congratulations,
your home is now



GreenPoint RATED

NEW HOME

GOLD






ADDRESS: Green Living
1234 Main St
Green City, CA 99999

BUILT BY: Green Housing Group

RATED BY: John Doe

VERSION: New Home Multifamily v8.2 RATED ON: 06/09/2020

This GreenPoint Rated certificate verifies that this home was built or remodeled according to proven environmental standards. GreenPoint Rated homes are evaluated across five different categories:

-  **Energy Efficiency.** GreenPoint Rated homes use less energy and can save money on your utility bills and include features that make them quieter and more comfortable.
-  **Water Conservation.** GreenPoint Rated homes are designed to use water more efficiently and effectively, both indoors and outdoors.
-  **Indoor Air Quality.** GreenPoint Rated homes use proven strategies to improve indoor air quality such as less toxic finishes and better air ventilation systems.
-  **Resource Conservation.** GreenPoint Rated homes use fewer natural resources than conventional homes. They also use more durable materials, lowering maintenance costs.
-  **Livable Communities.** GreenPoint Rated homes are often in communities with walkable neighborhoods that are close to shops and amenities.

Karin Burris
KARIN BURRIS, EXECUTIVE DIRECTOR

A PROGRAM OF BUILD IT GREEN • www.GreenPointRated.com



3. Enterprise Community Partners

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Enterprise Community Partners	Enterprise Green Communities Criteria	2020	Certified
	Enterprise Green Communities Criteria Plus	2020	Plus

Validation: Enterprise Green Communities issues a letter via hard copy and email, as shown. No additional evidence is required.

Fannie Mae does not recognize all versions of Enterprise Green Communities Criteria. Fannie Mae only recognizes Enterprise Green Communities Criteria version 2020 or later.





4. Green Building Initiative

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Green Building Initiative	Green Globes Multifamily for Existing Buildings	2.1	One Globe
			Two Globes
			Three Globes
			Four Globes
		2.2	One Globe
			Two Globes
			Three Globes
			Four Globes
		2.3	One Globe
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily for New Construction	2.1	One Globe
			Two Globes
			Three Globes
			Four Globes
2.2		One Globe	
		Two Globes	
		Three Globes	
		Four Globes	
2.3		One Globe	
		Two Globes	
		Three Globes	
		Four Globes	



ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Green Building Initiative	Green Globes Multifamily Performance Plus for Existing Buildings	2.1	One Globe
			Two Globes
			Three Globes
			Four Globes
		2.2	One Globe
			Two Globes
			Three Globes
			Four Globes
		2.3	One Globe
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily Performance Plus for New Construction	2.1	One Globe
			Two Globes
			Three Globes
			Four Globes
2.2		One Globe	
		Two Globes	
		Three Globes	
		Four Globes	
2.3		One Globe	
		Two Globes	
		Three Globes	
		Four Globes	



ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Green Building Initiative	Green Globes Multifamily for Existing Buildings with New Zero	2.3	Emerging
			Distinguished
			Exemplary
	Green Globes Multifamily for New Construction with New Zero	2.3	Emerging
			Distinguished
			Exemplary
	Green Globes Multifamily Performance Plus for Existing Buildings with New Zero	2.3	Emerging
			Distinguished
			Exemplary
	Green Globes Multifamily Performance Plus for Existing Buildings with New Zero	2.3	Emerging
			Distinguished
			Exemplary

Validation: Green Globes certifications come on a standardized form that does not include the Property address, so Green Building Initiative supplies a second document containing the address for verification, shown here.

Update: Fannie Mae only recognizes 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.

For any properties without a letter seeking Green Building Certification preferential pricing from Fannie Mae with a Green Globes certification from GBI, the Lender must contact green_financing@fanniemae.com to ensure that the Green Building Certification meets Fannie Mae’s current requirements.

Fannie Mae does not recognize Green Globes for New Construction or Green Globes for Existing Buildings. Fannie Mae only recognizes the Multifamily certifications from Green Building Initiative.



GBI GREEN BUILDING INITIATIVE

Date

Client Name
Company
Address

Subject: Green Globes® Multifamily for Existing Buildings Certification
Project Name
Project Street Address
Project City/State/Zip

Congratulations on the Green Globes Multifamily for Existing Buildings (version 2.xx) certification of **Project Name** and the achievement of a **XXX Green Globes** rating. This project has met the Green Globes Multifamily for Existing Buildings Energy minimum requirements as part of this certification.

Again, congratulations on your accomplishment. We look forward to working with you again **in the near future**.

Best Regards,

Sara Rademacher

Sara Rademacher | Senior Director, Client and Program Services | Green Building Initiative
7805 S.W. 40th #80010 | Portland OR 97239

503.274.0448 x112
www.thegbi.org | www.facebook.com/GreenBuildingInitiative

7805 S.W. 40th #80010, PORTLAND, OR 97219 | PHONE: 503-274-0448 | WWW.THEGBI.ORG



5. Home Innovation Research Labs

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Single Family Home Certification	2020	Certified
	National Green Building Standard (NGBS) Green Multifamily Building Certification	2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for New Construction	2020	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Green Home Remodeling Project Certification	2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for Existing Buildings	2020	Bronze
			Silver
Gold			
Emerald			
NGBS Green+ Net Zero Energy	2020	Badge	
NGBS Green+ Zero Water	2020	Badge	
NGBS Green+ Wellness	2020	Badge	

Validation: NGBS certifications come on a standardized form. Because NGBS Certificates do not indicate which Scoring Path was used, the Scoring Path used must be verified as an acceptable path using their [database](#).

Fannie Mae does not recognize all versions of National Green Building Standard (NGBS). Fannie Mae only recognizes NGBS certifications from 2015 or later.



Home Innovation
NGBS GREEN CERTIFIED™

**NATIONAL GREEN BUILDING STANDARD
BRONZE**

THIS BUILDING HAS MET THE STRINGENT REQUIREMENTS OF THE
ICC/ASHRAE 200-2015 NATIONAL GREEN BUILDING STANDARD

«CHADDRESSL1»
«CHCITY», «CHSTATEABBR» «CHZIP»

BUILT BY
«COMPANY»
«SHIPPINGCITY», «SHIPPINGSTATEABBR»

May 17, 2022
Date

Michael Luzzier
Michael Luzzier | Home Innovation Research Labs | President

CERTIFICATE

Printed on paper containing 32% post-consumer recycled fiber.

Home Innovation Research Labs | 400 Prince George's Boulevard | Upper Marlboro, MD 20774 | Homeinnovation.com/green
This certification is not a representation, warranty, guarantee of building performance, or certification of code compliance.

Confirm that the version matches Form 4250



6. International Finance Corporation

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
International Finance Corporation	EDGE	3	EDGE Certified
			EDGE Advanced
			EDGE Zero Carbon





7. International Living Future Institute

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
International Living Future Institute	Core Green Building Certification	1	Certified Core
	Living Building Challenge	3	Certified Living
		3.1	
		4	
	Zero Carbon Certification	1	Certified Zero Carbon
	Zero Energy Certification	1	Certified Zero Energy

Validation: ILFI certifications are issued on a standard form, as shown. No additional evidence is required.





8. Passive House Institute (PHI)

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Passive House Institute (PHI)	Certified Passive House	9	Classic
			Plus
			Premium
		10	Classic
			Plus
			Premium
	EnerPHit Certified Retrofit	9	Classic
			Plus
			Premium
		10	Classic
			Plus
			Premium
PHI Low Energy Building		9	Certified
		10	

Validation: Passive House Institute Passive House Standard certifications are issued on a standard form, as shown. Because Passive House Institute certificates do not indicate which Version was used, the Version used must be verified on the project verification sheet, at the top right corner:

Version number at the top right of the PHPP Verification Sheet

Passive House-Verification

10.3 EN
PHPP

Photo or Drawing

Building:	End-of-terrace Passive House
Street:	Example Street 99
Postcode/City:	99999 Example City
Province/Country:	Example Province DE-Germany
Building type:	4-Row house
Climate data set:	DE-9999-PHPP-Standard
Climate zone:	3: Cool-temperate Altitude of location: -
Home owner / Client:	Passivhaus Association of Owners
Street:	Example Street 99
Postcode/City:	99999 Example City
Province/Country:	Example Province DE-Germany
Mechanical engineer:	Example Mechanical Services Firm
Street:	Example Street 99

Architecture: Example Architectural Firm

Street: Example Street 99



Certificate

Certified Passive House Premium



End-of-terrace Passive House Example Street 99, 99999 Example City, Germany



Client	Passivhaus Association of Owners Example Street 99 99999 Example City, Germany
Architect	Example Architectural Firm Example Street 99 99999 Example City, Germany
Building Services	Example Mechanical Services Firm Example Street 99 99999 Example City, Germany
Energy Consultant	Example Energy Consultant Example Street 99 99999 Example City, Germany

Passive House buildings offer excellent thermal comfort and very good air quality all year round. Due to their high energy efficiency, energy costs as well as greenhouse gas emissions are extremely low.

The design of the above-mentioned building meets the criteria defined by the Passive House Institute for the 'Passive House Premium' standard:

Building quality		This building	Criteria	Alternative criteria
Heating	Heating demand [kWh/(m²a)]	13	≤ 15	-
	Heating load [W/m²]	10	≤ -	10
Cooling	Cooling + dehumidification demand [kWh/(m²a)]	-	≤ -	-
	Cooling load [W/m²]	-	≤ -	-
	Frequency of overheating (> 25 °C) [%]	1	≤ 10	-
	Frequency of excessively high humidity [%]	0	≤ 20	-
Airtightness	Pressurization test result (n ₅₀) [1/h]	0,2	≤ 0,6	-
Non-renewable primary energy (PE)	PE demand [kWh/(m²a)]	40	≤ -	-
Renewable primary energy (PER)	PER-demand [kWh/(m²a)]	32	≤ 30	32
	Generation (reference to ground area) [kWh/(m²a)]	125	≥ 120	124

The associated certification booklet contains more characteristic values for this building.

Darmstadt, 01. June 2017
Certifier: John Smith, Passive House Institute



9. Phius (Passive House Institute US)

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Phius (Passive House Institute US)	PHIUS+ Certified	2015	PHIUS+ 2015
			PHIUS+ Source Zero
		2018	PHIUS+ Core
			PHIUS+ 2018
			PHIUS+ Source Zero
	Phius Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius CORE REVIVE
			Phius ZERO REVIVE

Validation: Phius certifications are issued on a standard form. No additional evidence is required.

The Passive House Institute US Awards
The Designation of
PHIUS+ 2015 CERTIFIED PROJECT
No. 1507
Beach Green Dunes 2
1510 Ryeaway Beach Blvd
Rocky Point, NY 11980

L+M Development Partners, Inc. PROJECT OWNER	• INTERIOR CONDITION FLOOR AREA	103,133	ft ²
May 29, 2020 DATE	• ANNUAL HEATING DEMAND	3.51	kBTU/ft ² yr
Thomas Moore Lois Arena GHIC®	• ANNUAL COOLING DEMAND	3.82	kBTU/ft ² yr
Curtis & Ginsberg Architects, LLP ARCHITECT	• PEAK HEATING LOAD	3.28	BTU/ft ² hr
L+M Development Partners, Inc. CONSTRUCTION	• PEAK COOLING LOAD	1.84	BTU/ft ² hr
Michael O'Donnell ON-SITE VERIFICATION	• AIR-TIGHTNESS TEST RESULTS	0.06	CFM50/ft ²
	• SOURCE ENERGY	4,495	kWh/person.yr
	• SITE ENERGY USE INDEX (EUI)	18.1	kBTU/ft ² yr

Michael O'Donnell
Executive Director

PHIUS
Passive House Institute US



10. U.S. Environmental Protection Agency

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
U.S. Environmental Protection Agency	ENERGY STAR Certified Multifamily New Construction	1	Certified
		1.1	
		1.2	
		1.3	
	ENERGY STAR Certified Single-Family New Homes	3.1	Certified
		3.2	
		3.3	
	ENERGY STAR Multifamily High Rise	1	Certified
ENERGY STAR, Existing Multifamily Buildings	Not Applicable	Certified	

Validation: ENERGY STAR certifications are issued on a standard form, as shown. No additional evidence is required.

Fannie Mae does not recognize all versions of ENERGY STAR. Additionally, Fannie Mae only recognizes ENERGY STAR, Existing Multifamily Buildings Certification from the U.S. Environmental Protection Agency, awarded within one (1) year prior to the Mortgage Loan Origination Date.

ENERGY STAR Certified Single-Family New Homes

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Gamble Builders
 Permit Date/Number: 4 April 2011
 Home/Unit Address: 1310 L Street, Washington DC 20005
 Rating Company: G Force Testing
 Rater ID Number: 2345678
 Rating Date: 5 July 2011
 Oversight By: Generic HCO
 Program/Version Number: v3

Your Energy Rating Index: 63

Standard Features of ENERGY STAR Certified New Homes and Apartments

Thermal Enclosure System
 A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.
 Air Infiltration Test: 4 ACH50
 Primary Insulation Levels: Ceiling: R-38, Floor: R-10, Wall: R-19, Slab: R-0
 Primary Window Efficiency: U-Value: 0.60 SHGC: 0.27


Water Management System
 A comprehensive water management system to protect roofs, walls, and foundations.
 Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.
 Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.
 Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System
 A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.
 Total Duct Leakage: Duct Leakage to Outdoors: 0 CFM25 per 100 sq ft, 4 CFM25 per 100 sq ft
 Primary Heating (System Type • Fuel Type • Efficiency): Fuel-fired Hydronic Distribution • Natural Gas • 90 AFUE
 Primary Cooling (System Type • Fuel Type • Efficiency): Ground-source Heat Pump • Electric • 14.5 SEER
 Whole-House Ventilation Type (System Type): Balanced

Energy Efficient Lighting and Appliances
 Energy efficient products to help reduce utility bills, while providing high-quality performance.
 Energy Efficient Lighting: 75%
 ENERGY STAR Certified Appliances and Fans:
 Refrigerators: 1 Dishwashers: 1
 Ceiling Fans: 4 Exhaust Fans: 3
 Primary Water Heater (System Type • Fuel Type • Efficiency): Electric Resistance Heater • Electric • 0.94 EF




ENERGY STAR Certified Multifamily New Construction



ENERGY STAR® CERTIFIED NEW CONSTRUCTION

The U.S. Environmental Protection Agency awards the ENERGY STAR to

[BUILDING NAME – WHOLE BUILDING]



on


_____ [DATE] _____



ENERGY STAR certified multifamily buildings are designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency.

Built by:	[Builder / Developer Company Name]	Oversight by:	[HCO/MRO Company Name]
Verified by:	[Rater Company Name]	Version:	[Program Version]

ENERGY STAR, Existing Multifamily Buildings




In recognition of superior energy performance, the U.S. Environmental Protection Agency awards the ENERGY STAR® to


Multifamily Community

2021

This property's ENERGY STAR score of 86 signifies that it is more energy efficient than 86 percent of similar buildings nationwide. On average, ENERGY STAR certified buildings like this one generate 35 percent fewer greenhouse gas emissions than typical buildings.



United States Environmental Protection Agency



Jean Lupinacci
Director, ENERGY STAR Commercial & Industrial Branch

February 25, 2021

Date



ENERGY STAR Multifamily High Rise



In recognition of their superior energy design and construction, the units in

Building A

have earned the U.S. Environmental Protection Agency's ENERGY STAR® on [DATE]



ENERGY STAR certified units in multifamily high rise buildings are designed and built to standards that deliver energy savings of at least 15 percent when compared to a typical new building.



11. U.S. Green Building Council

Eligible certifications:

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
USGBC	LEED Operations and Maintenance: Existing Buildings	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
	LEED Building Design and Construction: Residential: Multifamily Midrise	LEED v4	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: New Construction and Major Renovations	LEED v4	Certified
			Silver
			Gold
			Platinum
		LEED v4.1	Certified
			Silver
			Gold
			Platinum
LEED Zero Carbon	LEED Zero	LEED Zero	
LEED Zero Energy	LEED Zero	LEED Zero	
LEED Zero Water	LEED Zero	LEED Zero	
LEED Zero Waste	LEED Zero	LEED Zero	

Validation: LEED certifications are issued on a standard form, as shown. No additional evidence is required.

Fannie Mae does not recognize all certifications from USGBC, including LEED for Neighborhood Development. Fannie Mae does not recognize all version of LEED. Fannie Mae only recognizes LEED v4 and later. LEED certification names have recently changed. For more information, contact your assigned Green CAM at green_financing@fanniemae.com.



LEED Building Design and Construction: New Construction and Major Renovations



LEED Zero Energy

