

Multifamily Green Financing

Invest in energy and water efficiency at multifamily properties to benefit from preferential pricing and higher loan proceeds.

Fannie Mae leads the multifamily Green Financing market. We offer a suite of Green Financing Loans, including Green Rewards and preferential pricing for properties with a Green Building Certification recognized by Fannie Mae. Options are available for properties at acquisition, refinance, or supplemental financing.

Are you investing in value-add, energy or water saving property improvements?

Get a lower interest rate and additional loan proceeds with Green Rewards.

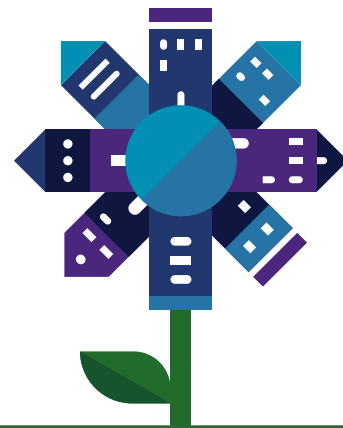
Fannie Mae pays 100% of the cost of the High Performance Building Report (energy and water audit) and the Technical Solar Report (if applicable).

Does your property have a green building certification?

Get a lower interest rate with Green Building Certification preferential pricing.

Rely on us

- Green MBS issued as a single-asset security with standard Fannie Mae guarantees
- Customized loan structures including Yield Maintenance or Declining Prepayment Premium
- Experts who know the Green Financing business and understand complex transactions



Contact a Fannie Mae DUS® Lender to learn more.



Fannie Mae Multifamily Green Financing Solutions

	Green Rewards	Green Building Certification Pricing
Ideal fit	Existing properties ready to make energy- and water-saving improvements	New construction or existing properties awarded a green building certification
Loan type	Refinance, acquisition, supplemental, and 2nd supplemental	Refinance and acquisition
Interest Rate and Rate Lock	Fixed-rate with Streamlined Rate Lock option or variable rate	Fixed-rate with Streamlined Rate Lock option or variable rate
Energy and water audit report cost	100% paid by Fannie Mae	N/A
Pricing incentive	Lower interest rate	Lower interest rate
Additional loan proceeds	May result in up to 5% higher loan proceeds than a non-green DUS Loan by underwriting 75% of owner and 25% of tenant projected utility cost savings	Standard DUS
Minimum projected consumption reduction	Commit to property improvements projected to reduce the whole property's annual energy and/or water usage by at least 30%, inclusive of at least 15% energy savings	None
Minimum green improvement budget	None	None
Maximum LTV	Standard DUS	Standard DUS
DSCR	Standard DUS	Standard DUS
Documentation requirements	High Performance Building Report and Technical Solar Report (if applicable)	Current, Fannie Mae recognized green building certification (see Form 4250)
Ongoing Reporting	Annual energy and water measurement for life of loan	Annual energy and water measurement for life of loan

