

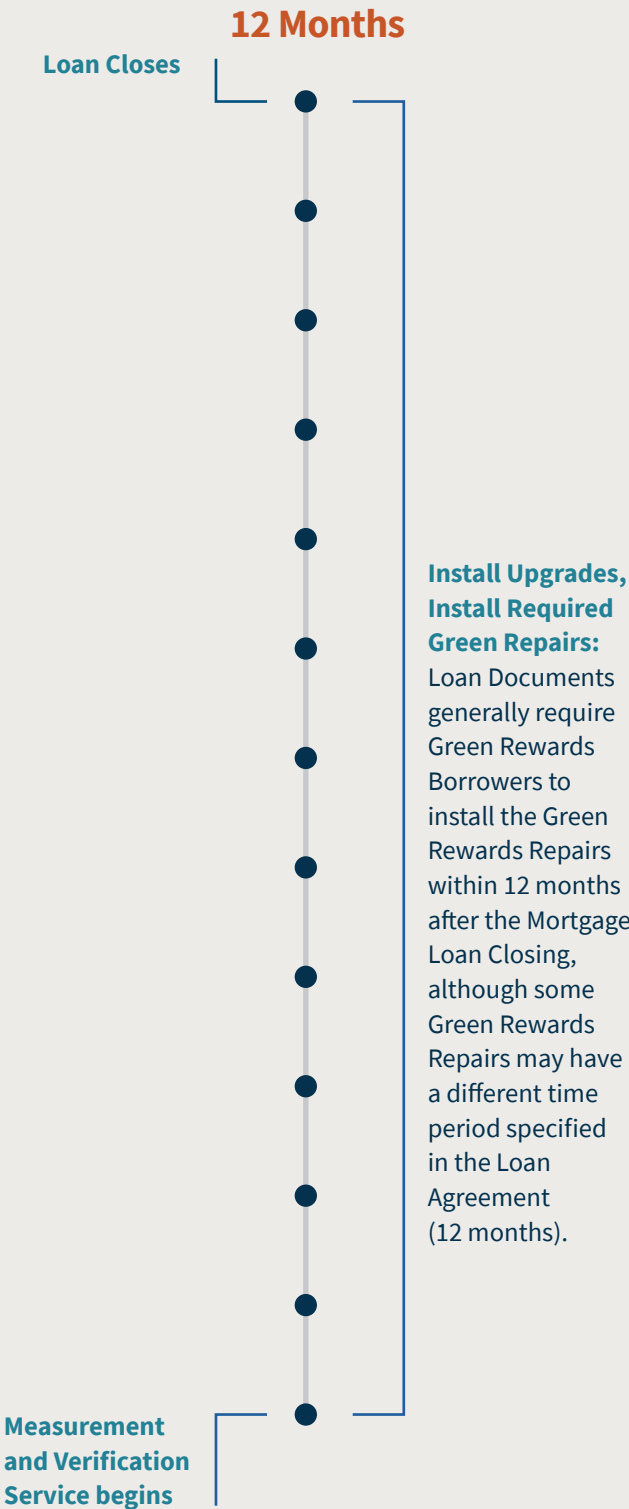
# Green Rewards: Measurement & Verification Service Timeline and Expectations

ExpectationsFannie Mae’s Green Measurement and Verification (M&V) Service is an exclusive benefit provided in 2026 on behalf of Fannie Mae and DUS® Lenders to all Green Mortgage Loan Borrowers. The M&V Service simplifies Loan reporting requirements for Green Rewards Mortgage Loans and Mortgage Loans secured by a Property with a Fannie Mae-recognized Green Building Certificate. Fannie Mae contracts with Bright Power, a national energy and water efficiency firm, to provide the Measurement Service and to support Servicers providing Verification Inspections. This document provides an outline of what you can expect and how long each part of the process takes.

Please note, Green M&V Service offering is subject to change.

## Loan Closing & Installing Required Green Repairs

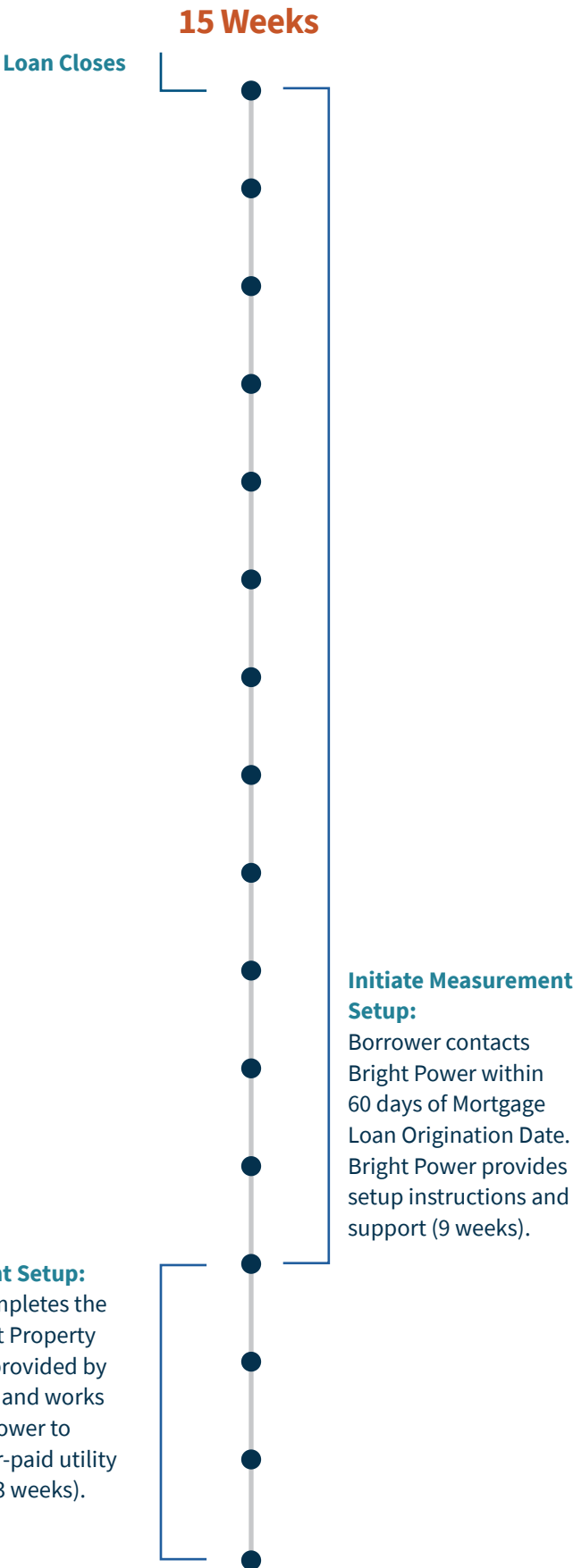
Prior to the Mortgage Loan Closing, Green Rewards Borrowers work with their Lender to select specific Efficiency Measures identified as part of the High Performance Building (HPB) Report for installation at the Property to maximize energy and water efficiency. At the Mortgage Loan Closing, the Lender incorporates these selected Efficiency measures into Annex A to Schedule 6 to the Loan Agreement as “Green Rewards Repairs.”\*



\*For Green Rewards Borrowers that receive a Moderate Rehabilitation Mortgage Loan, the Efficiency Measures are incorporated into the “Rehabilitation Work Schedule” to the Loan Agreement).

## Initial Measurement Setup

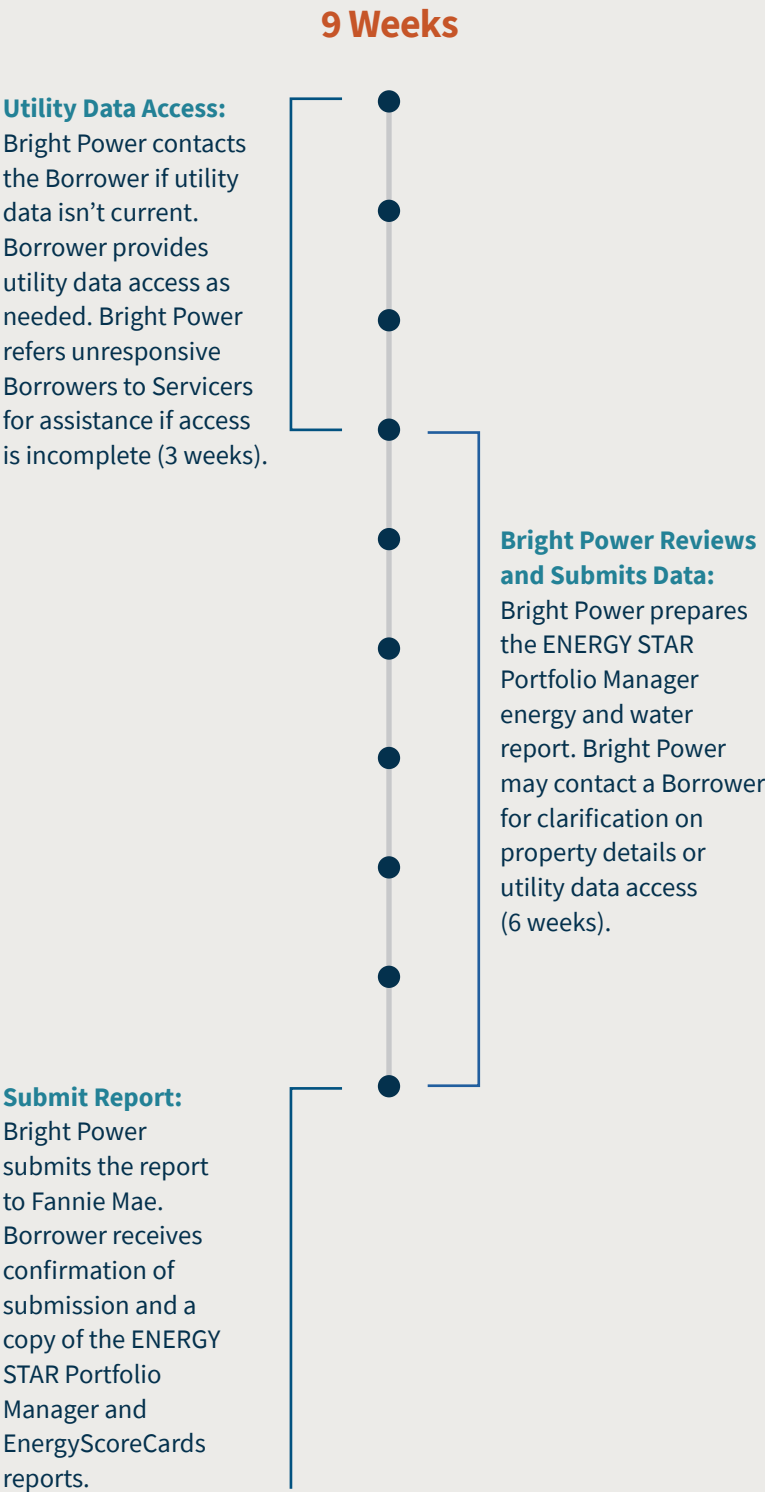
Upon Loan Closing, Green Rewards and Green Building Certification Borrowers must complete and submit an annual ENERGY STAR Portfolio Manager energy and water report to Fannie Mae. Fannie Mae has contracted Bright Power to complete and submit this data on the Borrower’s behalf.



**Measurement Setup:** Borrower completes the Measurement Property Setup Form provided by Bright Power and works with Bright Power to ensure owner-paid utility data access (3 weeks).

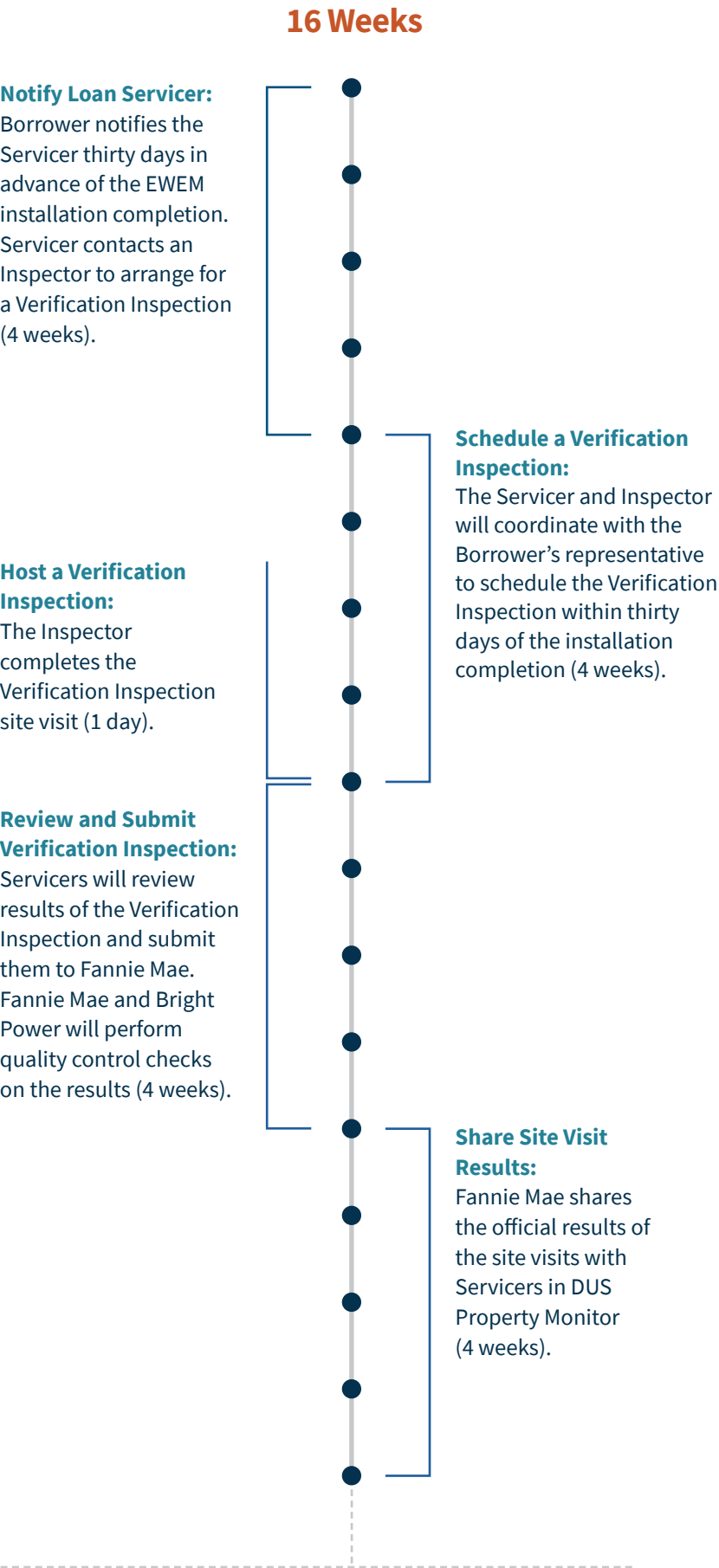
## Ongoing Annual Measurement: Energy and Water Reporting

Green Rewards and Green Building Certification Borrowers submit an annual ENERGY STAR Portfolio Manager energy and water report through Bright Power per Loan requirements. This timeline is for submissions in the second and subsequent reporting years.



## Verification Inspections

Green Rewards Borrowers must host a one-time site inspection to verify Energy and Water Efficiency Measure (EWEM) installations. Servicers conduct Verification Inspections of the Borrower’s properties and submit the results to Fannie Mae. Though each Servicer may adhere to slightly different timelines, this process provides general guidance.



**Additional Green Impact Inspection:** Servicers will notify Borrowers if they have been selected for a Green Impact Inspection. These are an additional inspection of the EWEMs arranged by Bright Power and performed by their third-party engineering inspection firm. Fannie Mae conducts these inspections at a small subset of properties for internal control and analysis. Unlike the Verification Inspection, the Impact Inspection will not determine EWEM compliance.

Please note, Measurement and Verification may occur at different times throughout the term of your Fannie Mae Green Loan for different properties depending on when the loan closes and when the installations are complete.



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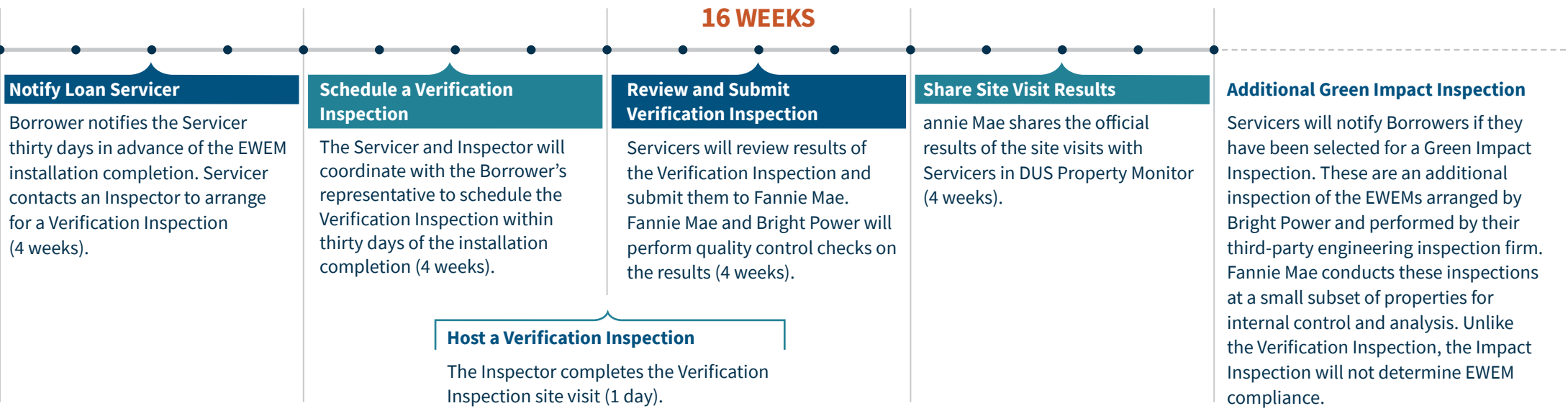
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