

Borrower Guide for Measurement

Utility data collection for Fannie Mae
Green Mortgage Loan Borrowers

What is the Fannie Mae Green Measurement and Verification Service?

Fannie Mae's Green Measurement and Verification Service is an exclusive benefit for Fannie Mae Green Mortgage Loan Borrowers in 2026.

As part of this service, Fannie Mae has contracted Bright Power to assist you in collecting and reporting utility data to satisfy the annual Energy Performance Metrics reporting requirement of your Green Mortgage Loan.

The service includes access to EnergyScoreCards, an online energy and water management platform to help you understand and improve energy and water performance at your Property.

If you've already submitted your data or plan to submit using another data provider – that's great! Bright Power will simply ask to review the data in ENERGY STAR® Portfolio Manager® to ensure it meets Fannie Mae's standards, and help fill in gaps as needed.

What to expect?

To get started, contact Bright Power at FannieMaeGreen@BrightPower.com within 60 days of Loan Origination Date to begin Measurement Setup. All Green Loan Borrowers are responsible for working with Bright Power, as needed, to complete the initial property setup process. A Bright Power Measurement Team member will work with you to collect:

1. **Basic Property details**, like square footage, utility metering and payment information. Bright Power may already have some of the information, in which case they will ask that you confirm the accuracy of the information and help fill in the blanks.
2. Access to **Energy consumption and cost data** for the Property, including all electricity, gas, propane or oil used, as recorded on your utility bills.
3. Access to **Water consumption and cost data** for the Property, based on bills from your local utility, and including the cost for both water and sewer used, as recorded on your utility bills.

Bright Power will reach out annually for the life of the Mortgage Loan to collect energy and water consumption and cost data for the entire property, including both owner and tenant data.

Please note, you are required to provide energy data even if your Property achieved program eligibility based only on water savings (and vice versa).

How will Bright Power get owner-paid utility data?

Providing Bright Power with your online login credentials to your electric, gas, and water accounts directly from your utility companies' websites is preferred and requires the least staff time. This allows Bright Power to gather the data and update it in subsequent years. By providing online access, this process will be easier for you each year. If online access is not possible, you can establish access through a third-party data provider, export data into a spreadsheet, or send bill scans directly to Bright Power.

How will Bright Power get tenant-paid utility data?

If tenants pay directly for energy and/or water at your Property, there are two options for getting tenant data:

- a. If your utility company provides whole property (aka "aggregate") data, getting the data is relatively straightforward. Your Bright Power Measurement Team member will request a signed authorization form which allows Bright Power to request this data from the utility.
- b. If aggregate data isn't available, Fannie Mae will accept a sample of data from individual apartments. Bright Power will need your help in securing the tenant release forms required by your local utility.

In either case, your Bright Power Measurement Team member will help guide you through the process.

What if we have further questions?

Additional information is available on [Fannie Mae's Green Financing website](#). Please contact FannieMaeGreen@brightpower.com or call (646) 780-1207 with questions at any time.



Fannie Mae®

Green Measurement
and Verification Service

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