

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; 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;
- 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; and
- not apply to “Existing Buildings Only” (see tables below) if the multifamily buildings on the Property are less than 3 years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.

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](mailto:Green_Financing@fanniemae.com) to confirm the eligibility of the Property.

**TOWARDS ZERO CERTIFICATIONS – ALL BUILDINGS**

<b>ORGANIZATION</b>	<b>CERTIFICATION</b>	<b>VERSION</b>	<b>LEVEL</b>
Home Innovation Research Labs	NGBS Green+ Net Zero Energy	2020	Badge
International Living Future Institute	Living Building Challenge	3	Certified Living
		3.1	Certified Living
		4	Certified Living
		4.1	Certified Living
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
Phius (Passive House Institute US)	Phius Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius CORE REVIVE
			Phius CORE REVIVE Prescriptive
			Phius REVIVE ZERO
		2024	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius CORE REVIVE
			Phius CORE REVIVE Prescriptive
			Phius REVIVE ZERO
USGBC	LEED Zero Energy	LEED Zero	LEED Zero

<b>GROUP 1 CERTIFICATIONS – ALL BUILDINGS</b>			
<b>ORGANIZATION</b>	<b>CERTIFICATION</b>	<b>VERSION</b>	<b>LEVEL</b>
Build It Green	GreenPoint Rated New Home Multifamily	7	Certified
			Silver
			Gold
			Platinum
Green Building Initiative	Green Globes Multifamily for New Construction with Net Zero	2.3	Emerging
			Distinguished
			Exemplary
	Green Globes Multifamily Performance Plus for New Construction with Net Zero	2.3	Emerging
			Distinguished
			Exemplary
International Living Future Institute	CORE Green Building Certification	1	Certified CORE
Passive House Institute (PHI)	PHI Low Energy Building	9	Certified
		10	Certified
Passive House Institute US (Phius)	PHIUS+ Certified	2015	PHIUS+ 2015
			PHIUS+ Source Zero
		2018	PHIUS+ Core
			PHIUS+ 2018
			PHIUS+ Source Zero

<b>GROUP 1 CERTIFICATIONS – EXISTING BUILDINGS ONLY</b>			
<b>(Property must be 3 or more years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.)</b>			
<b>ORGANIZATION</b>	<b>CERTIFICATION</b>	<b>VERSION</b>	<b>LEVEL</b>
Green Building Initiative	Green Globes Multifamily for Existing Buildings with Net Zero	2.3	Emerging
			Distinguished
			Exemplary
	Green Globes Multifamily Performance Plus for Existing Buildings with Net Zero	2.3	Emerging
			Distinguished
			Exemplary

**GROUP 2 CERTIFICATIONS – ALL BUILDINGS**

<b>ORGANIZATION</b>	<b>CERTIFICATION</b>	<b>VERSION</b>	<b>LEVEL</b>
Enterprise Community Partners	Enterprise Green Communities Criteria Plus	2020	Plus
	Enterprise Green Communities Criteria Plus Zero Emissions	2024	Certified
International Finance Corporation	EDGE	3	Certified
			Advanced
			Zero Carbon
		3.1	Certified
			Advanced
			Zero Carbon
International Living Future Institute	Zero Carbon Certification	1.1	Certified Zero Carbon
	Zero Energy Certification	1	Certified Zero Energy
		1.1	Certified Zero Energy
U.S. Department of Energy	Zero Energy Ready Home – Multifamily	2	Certified
	Zero Energy Ready Home – Single Family	2	Certified
U.S. Environmental Protection Agency	ENERGY STAR Certified Multifamily New Construction	1.2	Certified
		1.3	Certified
		1.4	Certified
	ENERGY STAR Certified Single-Family New Homes	3.2	Certified
		3.3	Certified
		3.4	Certified
	ENERGY STAR Next Gen Certified Homes	Not Applicable	Certified
	ENERGY STAR Next Gen Certified Apartments	Not Applicable	Certified
	ENERGY STAR Next Gen Certified Buildings	Not Applicable	Certified

**GROUP 2 CERTIFICATIONS – EXISTING BUILDINGS ONLY**  
 (Property must be 3 or more years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.)

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
BREEAM USA	BREEAM USA In Use: Residential Plus	6	Very Good
			Excellent
			Outstanding
Green Building Initiative	Green Globes Multifamily Performance Plus for Existing Buildings	2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.2	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.3	One Globes
			Two Globes
			Three Globes
			Four Globes
U.S. Environmental Protection Agency	ENERGY STAR, Existing Multifamily Buildings	Not Applicable	Certified
USGBC	LEED Operations and Maintenance: Existing Buildings	v4	Certified
			Silver
			Gold
			Platinum
		v4.1	Certified
			Silver
			Gold
			Platinum