

Green Building Certification Mortgage Loans: Measurement Service Timeline and Expectations for Borrowers

Fannie Mae's Green Measurement Service is an exclusive benefit provided on behalf of Fannie Mae and its Lenders to all Green Mortgage Loan Borrowers. The Measurement Service simplifies Mortgage Loan reporting requirements for Green Building Certification Mortgage Loans. Fannie Mae contracts with Bright Power, a national energy and water efficiency firm, to provide the Measurement Service. This document provides an outline of what Borrowers can expect and how long each part of the process takes.

Prior to the Mortgage Loan Closing, Properties qualify for a Green Building Certification Mortgage Loan by having obtained a current Fannie Mae-recognized Green Building Certification. See [Form 4250](#) for a full list of recognized Green Building Certifications and requirements. Use the [Green Building Certifications At-A-Glance](#) resource to find Green Building Certifications that meet the Property's needs, including cost, timing, and requirements. Prior to the Mortgage Loan Closing, the Lender will need to provide Fannie Mae with a copy of the Green Building Certificate(s). Borrowers must also execute the Loan Agreement, including Form 6267 – Modification to Multifamily Loan and Security Agreement – Green Building Certification. The Loan Agreement include a covenant by the Borrower to complete and submit the required Fannie Mae Green Measurement data.

Please note, the Green Measurement Service offering is subject to change.

Initial Measurement Setup

Upon closing a Green Building Certification Mortgage Loan, 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.

Ongoing Annual Measurement: Energy and Water Reporting

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

