

How to use utility energy efficiency programs with Green Rewards



Engage

Contact your Fannie Mae DUS® lender and ask for Green Rewards.

Your DUS lender will schedule a High Performance Building (HPB) assessment with an HPB consultant.



Research

Research multifamily utility and state energy efficiency programs in your area.

Find incentive programs in your area:

- Local utility website.
- State Energy Office website (find your state's energy office [here](#)).
- [ENERGY STAR directory](#).
- [Database for State Incentives for Renewable Energy \(DSIRE\)](#).



Integrate and discuss

Share a list of incentives with your lender and HPB consultant.

Work with your lender to request that the HPB consultant incorporate measures you are interested in pursuing into the HPB Report.

- Provide the HPB consultant the details for the selected incentive program. They may need to incorporate specific efficiency levels required by the program into the HPB Report.
- Review the HPB Report produced by the HPB consultant, which details recommended energy and water efficiency measures.



Evaluate and select

Review the HPB Report with your lender and select the efficiency improvements.

- Factor incentives into the anticipated cost of upgrades to determine the expected cost of improvements after incentives.
- If you are planning to leverage incentives from a comprehensive whole-building program, ensure that the set of measures selected meets the whole-building savings requirements (in addition to Fannie Mae's Green Rewards savings thresholds).
- Your lender will escrow the full cost of selected measures, including any portion that ultimately will be covered by efficiency incentives.



Install and save

After the loan closes, purchase and install efficiency measures in coordination with the incentive program.

- Complete all improvements within 12 months of loan origination to comply with Green Rewards requirements.
- Submit necessary paperwork to the incentive program and receive rebates or arrange with the incentive program for a direct install, as applicable.
- Once measures are installed and confirmed by the lender, funds held in escrow are released.

