Fannie Mae

Servicer to Borrower Email Template: Measurement Setup

Effective for Mortgage Loans Committed on or after November 12, 2021, all Green Mortgage Loan Borrowers are required to enroll with Fannie Mae's Green Measurement and Verification Consultant, Bright Power, within 60 days after the Mortgage Loan Origination Date. All Green Mortgage Loan Borrowers must contact Bright Power at FannieMaeGreen@BrightPower.com.

The email template below includes important information for your Borrowers regarding the Measurement Setup process. ***Please send the below email to Green Mortgage Loan Borrowers immediately after Loan origination.***

Should you have any questions, please contact Bright Power at FannieMaeGreen@BrightPower.com.

Email Template from Servicers to Borrowers

SUBJECT: Action required: Complete Measurement Setup for your Fannie Mae Green Loan

Thank you for choosing to finance your multifamily property with a Fannie Mae Green Mortgage Loan through [Servicer Name]. It is time to begin the Measurement reporting for [PROPERTY]. You are required to initiate Measurement Setup within 60 days of Loan Origination. To meet this requirement, you must complete Measurement Setup by [DATE]. The process may take up to three weeks.

Fannie Mae has contracted Bright Power to provide the Fannie Mae Green Measurement and Verification (M&V) Service for every Green Mortgage Loan Borrower. This makes your mandatory annual energy and water reporting a breeze. The Green M&V Service also provides additional value to you in managing your property. You get access to EnergyScoreCards, a premier multifamily energy and water tracking tool to help you better measure and manage energy and water consumption at your property.

Email FannieMaeGreen@BrightPower.com today to complete your Measurement Setup.

What to expect for Measurement Setup:

- Complete the Measurement Property Setup Form: Bright Power will provide a link to an online form for you to complete with a few questions about your property. Questions include the square footage of the rentable and common areas, number of units, and basic information about the property's utilities.
- Provide Utility login credentials for your owner-paid online accounts through the secure Credential Capture Form: Bright Power will provide a secure online link to submit owner utility data access. Online account login credentials are preferred and require the least staff time. There are alternatives if login access is not available, which you can discuss with Bright Power.

In subsequent years, Bright Power will contact you annually to collect owner and tenant utility data. They will submit the utility data to Fannie Mae on your behalf, and in return provide you with the ENERGY STAR Portfolio Manager® and EnergyScoreCards reports.

Measurement Setup may take up to three weeks, so contact Bright Power now to get started. Reach them at FannieMaeGreen@BrightPower.com, or 646-780-1207.

Additional Measurement resources are available. For more information, consult:

1. Step-by-Step Measurement Setup Guide and Worksheet for Borrowers
2. Borrower Guide for Measurement
3. Borrower Green Rewards Mortgage Loan Guide (see Step 4 – Measurement)
4. Green Building Certification Mortgage Loan Guide (see Step 4 – Measurement)
5. Resident Utility Data Collection Overview
6. Green Rewards: Measurement and Verification Timeline for Borrowers
7. Green Building Certification: Measurement Timeline for Borrowers
8. You have a Green Loan – Now What?

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