



Multifamily Mortgage Business Lender Letter 19-06

June 14, 2019

To: Multifamily Lenders
From: Bob Simpson, VP, Multifamily Affordable and Green Business
Subject: Lender Letter 19-06 | Updated Form 6241 for Green Mortgage Loans

HIGHLIGHTS

Effective June 14, 2019, Fannie Mae will update the Modifications to Multifamily Loan and Security Agreement (Green Mortgage Loan) (Form 6241), required for all Green Mortgage Loans.

Form Loan Document Update for Green Mortgage Loans

Form 6241 is being updated:

- for all Green Mortgage Loans, to require the Fannie Mae Green Measurement and Verification Service be used to track and report the Property's energy and water consumption and costs;
- for all Green Rewards Mortgage Loans, to require:
 - all Green Reward Repairs be included on Schedule 6 to the Loan Agreement using the new Addendum to Schedule 6 that is now included with the Form 6241, and also attaching to the Addendum to Schedule 6 the table titled "Energy and Water Efficiency Measures Selected for Implementation" from the "Lender Validation" tab of Form 4099.H;
 - all Green Rewards Repairs be maintained by the Borrower throughout the term of the Mortgage Loan; and
 - the Green Measure and Verification Service be used to confirm that all Green Reward Repairs were installed in accordance with the HPB Report and Form 4099.H; and
- for all Green Mortgage Loans with a Green Building Certification recognized by Fannie Mae pursuant to [Form 4250](#), the Borrower to deliver a release to the Lender authorizing the green building organization to release the final certification scorecard or equivalent documentation for the granting of the Green Building Certification.

Effective Date

This Lender Letter is effective for all Green Mortgage Loans with a confirmed Commitment on or after June 14, 2019.



Contact Us

Please contact Karyn Sper at karyn_sper@fanniemae.com or (202) 752-1023, or Molly Simpson at molly_simpson@fanniemae.com or (202) 752-3231, with any questions.

Associated Documents

On the Effective Date, the revised Form Loan Document will be available on the [Loan Documents page](#) on fanniemae.com.

- Modifications to Multifamily Loan and Security Agreement (Green Mortgage Loan) (Form 6241 – [blackline](#))