

Fannie Mae Green Measurement and Verification Service Frequently Asked Questions (FAQs)

Green Mortgage Loan Borrowers

What is the Fannie Mae Green Measurement and Verification Service?

Q1. What is the Fannie Mae Green Measurement and Verification Service?

Fannie Mae has launched a Green Measurement and Verification Service for Borrowers and DUS® Lenders to streamline and simplify the verification and annual energy and water reporting process for Green Mortgage Loans. This service is an exclusive, no-cost benefit for Fannie Mae Green Mortgage Loan Borrowers.

Q2. Who supports the Fannie Mae Green Measurement and Verification Service?

Bright Power is a national energy and water efficiency firm chosen by Fannie Mae to support the Fannie Mae Green Measurement and Verification Service. Each Borrower will be assigned a Bright Power Energy Analyst who will serve as your primary point of contact. Bright Power has a team of engineering partners, one of which may be assigned to perform a Verification Site Visit at your property.

Q3. Who do I contact if I have additional questions?

If you have questions after reviewing the FAQ, please contact FannieMae@brightpower.com.

Frequently Asked Measurement Questions

Q4. How do I report my annual energy and water data to Fannie Mae to satisfy my annual Green Mortgage Loan requirements?

For properties financed with a Green Rewards Mortgage Loan, a Green Preservation Plus Mortgage Loan, or a Mortgage Loan secured by a property with an eligible Green Building Certification Pricing, Fannie Mae has contracted with Bright Power to facilitate the collection of the data and to provide additional value to you in managing your property. Each Green Mortgage Loan Borrower will be assigned a Bright Power Energy Analyst who will guide you through the measurement process.

Q5. What other benefits will I receive from the Fannie Mae Green Measurement and Verification Service?

In consideration for the pricing break given to our Green Rewards Mortgage Loans, our Borrowers execute Loan Documents committing them to deliver the whole Property energy and water data necessary for Fannie Mae to evaluate the efficacy of our program. Given the obstacles that many of our Borrowers have encountered in delivering the required data, particularly in dealing with local utilities, the Green Measurement and Verification service has been created to assist Borrowers in complying with their legal reporting requirements for energy and water data in the most efficient manner possible.

The Fannie Mae Green Measurement and Verification Service will provide a dedicated Bright Power Energy Analyst who will support you in measuring your property's energy and water data and reporting it to Fannie Mae and your DUS Lender. In addition, you will receive free access to Bright Power's EnergyScoreCards platform which will provide insight on how your property is performing and highlight how to enhance your property's energy and water efficiency. Hands-on assistance, trainings, and online educational resources will be available exclusively to Fannie Mae Green Mortgage Loan Borrowers.



Q6. Green Mortgage Loan Borrowers report whole property energy and water data to Fannie Mae and may need to collect data from tenants. What is the sampling requirement?

The 2019 tenant sampling rate for Measurement is aligned with Fannie Mae Form 4099 (Table 5.08.C.4.1 – Required Unit Sampling Rate).

Number of Units	Minimum Number of Units in Sample
Less than 20	3 units
20-99	Greater of (i) 5 units, or (ii) 10% of total units
100 or more	Greater of (i) 10 units, or (ii) 5% of total unit but no more than 30 units

Q7. We work with a third-party utility service provider who assists us with benchmarking our property/portfolio. Can we continue to work with that third-party utility service provider?

Yes. Fannie Mae Green Mortgage Loan Borrowers are encouraged to continue working with third-party utility service providers of their choosing. In most cases, these third-party providers offer value in several ways, including assistance with bill pay, energy management dashboards, compliance with municipal requirements. If you have used a third-party provider, Fannie Mae asks that the Green Mortgage Loan Borrower connects the third-party provider to Bright Power. Bright Power will coordinate directly with the third-party provider. Bright Power will provide more information about how to transfer data and may ask that you share your property in Portfolio Manager with Fannie Mae. Bright Power will ensure that the third-party provider’s data collection aligns with Fannie Mae’s quality assurance process. The first step in the quality assurance process will be for you or the third-party provider to share the property with Bright Power through the ENERGY STAR Portfolio Manager tool.

If data issues are found, Bright Power will ask for clarifications which may include access to utility billing data. The Borrower and the third-party provider may provide this in several forms, including pdfs of bills, access to utility company websites or information from third-party data platforms.

Frequently Asked Verification Questions

Q8. What types of Green Mortgage Loans are currently required to have a Verification Site Visit?

Fannie Mae’s Green Mortgage Loans that commit to energy and/or water improvements will receive a verification site visit as part of Fannie Mae’s Green Measurement and Verification Service. All properties with Green Rewards or Green Preservation Plus Loans will have a Verification Site Visit.

Q9. Who will be conducting the Verification Site Visit?

Your primary point of contact for the Fannie Mae Green Measurement and Verification Service will be your assigned Bright Power Energy Analyst. Bright Power has a team of engineering partners – EMG, Nova Consulting, Abraxas, KOW, and E3 – to conduct Verification Site Visits. One of these engineering partners will be assigned to conduct a Verification Site Visit at your property and will coordinate directly on-site visit details.