How To: Review and Approve a Green Building Certification

Summary
The review and approval of a deal's Green Building Certification is delegated to Fannie Mae Lenders.

The current list of eligible Certifications can be found in Form 4250. Fannie Mae periodically reviews the eligible Green Building Certifications and may add or remove certifications.

For each eligible Certification, this Job Aid contains:
- an image of the standard Certification format;
- a list of eligible levels, variations, and/or scoring paths, if the certification has more than one; and
- additional steps needed to verify that the certification is acceptable, if any.

How to review and approve a Green Building Certification
1. Follow steps in "How To: Register, Quote, Close, Deliver a Green Mortgage Loan" to set up flags correctly in DUS Gateway.
2. Match the awarding organization and certification for your deal to one listed in this document.
3. Ensure the certification was awarded within five (5) years from the date of loan origination.
4. Request approval from Fannie Mae if you cannot match the certifications.

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1. **Build it Green**

Certifications:

- GreenPoint Rated New Home Multifamily
- GreenPoint Rated Whole Building Existing Multifamily

**Issued by:** Build it Green

**Validation:** GreenPoint Rated certifications come on a standardized form. The certificate will indicate New Home or Existing Building and the certification level, as shown below. Ensure that the certification level is one that is listed above as Accepted.

![GreenPoint Rating Certificate](image-url)
2. **Enterprise Community Partners**

**Certification:** Enterprise Green Communities Criteria

**Issued by:** Enterprise Community Partners

**Validation:** Enterprise Green Communities issues a letter via hard copy and email, as shown. No additional evidence is required.

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June 15, 2018

John Doe
1000 ABC Street
Washington, D.C. 20000

Dear John,

Thank you for your interest in certifying your project with Enterprise Green Communities. We have reviewed your application and are pleased to inform you that 1000 ABC Street is approved as a Green Communities certified development. Congratulations on your achievement. Enterprise Green Communities certification demonstrates your organization’s commitment to providing high performance, healthy homes for low-income families.

In recognition of that commitment, Enterprise Green Communities would like to provide you with a plaque to display in your building. If interested in obtaining a Green Communities plaque for your project, please contact the [Certification Team](#). The project will be added to the list on the [Green Building Information Gateway](#).

Sincerely,

Krista Egger
Director, Green Communities
Enterprise Community Partners, Inc.

Facebook | LinkedIn | Twitter | YouTube | Our Blog | @thehorizon
Donate to Enterprise | Invest with Us

Please consider the environment before printing this e-mail.
3. Green Building Initiative

Certifications:

- Green Globes Multifamily for Existing Buildings
- Green Globes Multifamily for New Construction
- Green Globes Multifamily Performance Plus for Existing Buildings
- Green Globes Multifamily Performance Plus for New Construction

Issued by: Green Building Initiative

Validation: Green Globes certifications come on a standardized form that does not include the Property address, so Green Building Initiative supplies a second document containing the address for verification, shown here.
4. **Home Innovation Research Labs**

Certifications:

- National Green Building Standard (NGBS) Green Home Remodeling Project Certification
- National Green Building Standard (NGBS) Green Multifamily Building Certification

**Issued by:** Home Innovation Research Labs

**Validation:** NGBS certifications come on a standardized form. Because NGBS Certificates do not indicate which Scoring Path was used, the Scoring Path used must be verified as an acceptable path in the Excel file at:

5. **International Living Future Institute**

Certifications:

- Zero Carbon Certification
- Zero Energy Certification
- Living Building Challenge

Issued by: International Living Future Institute

Validation: ILFI Zero Energy certifications are issued on a standard form, as shown. No additional evidence is required.
6. Passive House Institute (PHI)

Certifications:

- Certified Passive House
- EnterPHit Certified Retrofit

Issued by: Passive House Institute

Validation: Passive House Institute Passive House Standard certifications are issued on a standard form, as shown. No additional evidence is required.
7. Passive House Institute US (PHIUS)

Certification: PHIUS+ Certified

Issued by: Passive House Institute US (PHIUS)

Validation: PHIUS+ certifications are issued on a standard form. No additional evidence is required.
8. Southface

Certification: EarthCraft

Issued by: Southface

Validation: EarthCraft certifications are issued on a standard form, as shown. No additional evidence is required.
9. **U.S. Department of Energy**

**Certification:** Zero Energy Ready Home

**Issued by:** U.S. Department of Energy

**Validation:** Zero Energy Ready Home certifications are issued on a standard form, as shown. No additional evidence is required.

![Zero Energy Ready Home Certification](image)
10. U.S. Environmental Protection Agency

Certification: ENERGY STAR® Certified Homes

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR® Certified Homes certifications are issued on a standard form, as shown. No additional evidence is required.
**Certification:** ENERGY STAR® Certified New Construction

**Issued by:** U.S. Environmental Protection Agency

**Validation:** ENERGY STAR® Certified New Construction certifications are issued on a standard form, as shown. No additional evidence is required.

![ENERGY STAR® CERTIFIED NEW CONSTRUCTION](image)

The U.S. Environmental Protection Agency awards the ENERGY STAR to

GAMBLE TOWERS

on

1/1/2020

ENERGY STAR certified multifamily buildings are designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency.
**Certification:** ENERGY STAR®, Existing Multifamily Building

**Issued by:** U.S. Environmental Protection Agency

**Validation:** ENERGY STAR for Existing Multifamily certifications are valid for one year. Verify that the issuance date listed on the certification is within one year prior to the Mortgage Loan Origination Date.
Certification: ENERGY STAR® Multifamily High-Rise

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR for Qualified Multifamily High Rise certifications are issued on a standard form, as shown. No additional evidence is required.
11. **U.S. Green Building Council**

Certifications:
- LEED Building Design and Construction
- LEED Building Operations and Maintenance

Issued by: US Green Building Council

Validation: LEED certifications come on a standardized form. Confirm that the certification is for an eligible
Certifications:

- LEED Zero

Issued by: US Green Building Council

Validation: LEED certifications come on a standardized form. Confirm that the certification is for an eligible rating system by checking on the certificate directly above the Level.

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LEEDZero

Petinelli – Curitiba

CURITIBA, BRAZIL

This building has fulfilled the requirements of LEED Zero Energy certification, as verified by US Green Building Certification Inc.

LEED Zero, developed by the U.S. Green Building Council, is a complement to LEED that validates the achievement of net zero goals and signals market leadership.

LEED Zero Energy

DECEMBER 2018

[Signature]

Mahesh Pundir

President & CEO, US Green Building Council

President & CEO, Skanska Construction Inc.
12. **Viridiant**

**Certification:** EarthCraft

**Issued by:** Viridiant

**Validation:** EarthCraft certifications are issued on a standard form, as shown. No additional evidence is required.

ABC Associates, Inc.

having agreed to abide by the policies and procedures of the EarthCraft Multifamily program hereby certifies this project

**ABC Apartments**

Louisa, VA

as an EarthCraft Multifamily Renovation Project

**March 2015**

A program of Viridiant