

**ELIGIBLE PROPERTIES/LOANS**

- Conventional and TAH cash preservation (excludes SBL, Seniors, Student, MHCs and supplementals).
- 7- and 10-year fixed-rate (Currently only 10-Year Fixed).
- Properties must have at least 40% of the rents affordable at workforce housing levels based on the market.
  - 80% AMI in standard markets.
  - 100% AMI in cost-burdened renter markets.
  - 120% AMI in very cost-burdened renter markets.
  - 150% AMI in extremely cost-burdened renter markets.

	Green Up	Green Up Plus
<b>MINIMUM PROJECTED CONSUMPTION REDUCTION</b>	30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy, based on Green Assessment.	30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy, based on Green Assessment Plus.
<b>UNDERWRITING APPROACH</b>	Recognize 50% of projected owner-paid energy and/or water/sewer savings based on Green Assessment.	Recognize 75% of projected owner-paid energy and/or water/sewer savings based on Green Assessment Plus.
<b>REQUIRED THIRD-PARTY REPORTS</b>	Green Assessment	Green Assessment Plus
<b>DCR/LTV</b>	Must meet policy compliant DCR/LTV. No adjustments.	
<b>GREEN IMPROVEMENTS TIMING</b>	2 years to complete.	
<b>ESCROW REQUIREMENTS</b>	Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed.	
<b>BENCHMARKING DATA COLLECTION</b>	Green Up and Green Up Plus loans require Borrowers to engage a third-party data collection consultant, prior to the origination of the loan, to collect, input and monitor actual energy and water usage through the term of the loan.	
<b>GREEN CERTIFIED</b>	<p>We give discounted loan pricing for properties – if at least 20% of the property’s units are affordable rental units – and has one of these eight industry-standard green building certifications:</p> <ol style="list-style-type: none"> <li>1. EarthCraft, Greater Atlanta Home Builders Association &amp; South Face.</li> <li>2. ENERGY STAR® for Multifamily, EPA.</li> <li>3. ENERGY STAR® for Qualified Multifamily High-Rise, EPA.</li> <li>4. Green Communities, Enterprise Community Partners.</li> <li>5. Green Globes, Green Building Initiative.</li> <li>6. GreenPoint Rated, Build It Green.</li> <li>7. LEED, US Green Building Council.</li> <li>8. National Green Building Standard (NGBS), Home Innovation Research Labs.</li> </ol>	
<b>GREEN REBATE</b>	Borrowers that do not choose any of the above Green Advantage options can receive \$5,000 from Freddie Mac for delivering an EPA ENERGY STAR Score®.	

