

Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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401.04 Green MBS



You must disclose as a Green MBS any Green Mortgage Loan that you deliver as an MBS Mortgage Loan.

Effective: 11/04/2025



Glossary

G

Green Mortgage Loan

Mortgage Loan secured by a Property that incorporates features expected to have a positive environmental outcome including, but not limited to, reducing energy and water consumption at a Property, generating energy, or meeting criteria set by a third-party green building certification organization.

Synonyms

• Green Mortgage Loans

M

MBS Mortgage-Backed Security

MBS Mortgage Loan Mortgage Loan purchased by Fannie Mae in exchange

for an issued MBS backed by the Mortgage Loan.

Effective: 11/04/2025

Synonyms

• MBS Mortgage Loans