



Multifamily Selling and Servicing Guide

Effective as of November 25, 2019

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Section 402 Green Building Certification

Requirements

To qualify as a Green Mortgage Loan, you must:

- ensure that the Property has a Green Building Certification that:
 - is recognized by Fannie Mae and listed in the Green Building Certifications ([Form 4250](#));
 - applies specifically to the Property and not just to a development site that includes the Property;
 - covers all residential units of the Property;
 - was awarded no more than 5 years before Rate Lock; and
 - is in effect at the time of Rate Lock; and
- review and approve a Green Building Certification prior to
 - Rate Lock, if you are not using the Streamlined Rate Lock option, or
 - the Mortgage Loan Origination Date, if you are using the Streamlined Rate Lock option.



Glossary

G

Green Building Certification

Designation awarded by a third-party organization to multifamily properties constructed or maintained to meet specified energy and water efficiency standards or other sustainability criteria.

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

Mortgage Loan Origination Date

Date the Lender funds a Mortgage Loan to the Borrower.

Synonyms

- Mortgage Loan's Origination Date
- Origination Date

P

Property

Multifamily residential property securing the Mortgage Loan and including the land (or Leasehold interest in land), Improvements, and personal property (as defined in the Uniform Commercial Code).

Synonyms

- Properties
- Property's

R



Rate Lock

Agreement between the Lender and the Investor containing the terms of the Lender-Arranged Sale or Multifamily Trading Desk trade of the Mortgage Loan and the MBS terms and conditions relating to the underlying MBS, if applicable, which may be documented via a recorded telephone conversation.

Synonyms

- Rate Locks