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Guide Update 20-06: Green Rewards Escrows and Form 4099.H

Effective: 07/01/20
Retired: 05/26/21

Summary of Changes

HIGHLIGHTS
Effective for all Green Rewards Mortgage Loans Committed on or after **July 1, 2020**, you must collect at least 125% of the estimated cost of all Efficiency Measure capital improvements.

Primary Changes

To ensure sufficient funds are available, you must require the Borrower to deposit at least 125% of the estimated cost of all capital improvements for the selected Efficiency Measures into the Completion/Repair Escrow or Rehabilitation Reserve Account.

To align with this update, the following forms were also modified:

- Appendix H: Analysis Tool for a High Performance Building Report (Form 4099.H);
- Modifications to Multifamily Loan and Security Agreement (Green Rewards Mortgage Loan) (Form 6241); and
- Modifications to Multifamily Loan and Security Agreement (Green Rewards/Solar Mortgage Loan) (Form 6264).

Questions

Please contact the Multifamily Green Financing team at green_financing@fanniemae.com with any questions.

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