



# 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](mailto:green_financing@fanniemae.com) with any questions.