



Notification 22-08: Form 4099

Effective: 07/20/22

Retired: 12/09/22

Summary of Changes

HIGHLIGHTS

Effective for Green Rewards High Performance Building Reports or HPB Modules engaged as of July 20, 2022, Fannie Mae updated:

- Instructions for Performing a Multifamily Property Condition Assessment (Form 4099);
- Analysis Tool for a High Performance Building Report (Form 4099.H); and
- Technical Solar Assessment (Form 4099.I).

Primary Changes

Form	Primary Changes
4099	<p>Provided instructions for completing new Form 4099.H tabs for</p> <ul style="list-style-type: none">• Report-Electrification, and• Input-Electrification.



Form	Primary Changes
4099.H	<ul style="list-style-type: none">• Updated Energy and Water Efficiency Measures (EWEMs) including:<ul style="list-style-type: none">- adding EWEMs for replacing combustion-powered heating/cooling systems with an electrified system; and- removing EWEMs for a new combustion-powered heating/cooling system unless replaced with<ul style="list-style-type: none">▪ distributed generation, or▪ other highly efficient hybrid system.• Added:<ul style="list-style-type: none">- tabs for<ul style="list-style-type: none">▪ Report-Electrification, and▪ Input-Electrification; and- alerts and quality control edits.
4099.I	<p>Updated the:</p> <ul style="list-style-type: none">• Input-Proforma tab based on Technical Solar Consultant feedback; and• instructions for roof replacements facilitating solar photovoltaic system installation.

Questions

Please contact green_financing@fanniemae.com with any questions.