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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	Provided instructions for completing new Form 4099.H tabs for • Report-Electrification, and • Input-Electrification.

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Form	Primary Changes
4099.H	• Updated Energy and Water Efficiency Measures (EWEMs) including: - 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 ▪ distributed generation, or ▪ other highly efficient hybrid system. • Added: - tabs for ▪ Report-Electrification, and ▪ Input-Electrification; and - alerts and quality control edits.
4099.I	Updated the: • 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.

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