

The following Green Building Certifications are recognized and approved by Fannie Mae. To qualify as a Green Mortgage Loan, (i) one of the following Green Building Certifications must have been awarded to the Property, and (ii) the Green Building Certification must:

- apply specifically to the Property and not to a larger development site that includes the Property;
- cover all residential units of the Property and all buildings or spaces considered common areas;
- have been awarded:
 - for the ENERGY STAR®, Existing Multifamily Buildings Certification from the U.S. Environmental Protection Agency, within one (1) year prior to the Mortgage Loan Origination Date; and
 - ~~for all certifications issued by the Green Building Initiative, on or after January 1, 2021 and accompanied by a:~~
 - ~~letter from the Green Building Initiative affirming that the Property met minimum energy requirements for certification; and~~
 - ~~a valid certification version (2.1 or higher); and~~
 - for all other recognized Green Building Certifications, within the five (5) years prior to the Mortgage Loan Origination Date;
- be current (e.g., not pending or expired) at the time of:
 - Rate Lock, if not using the Streamlined Rate Lock option; or
 - the Mortgage Loan Origination Date, if using the Streamlined Rate Lock option; and
- have been reviewed and approved by the Lender prior to:
 - Rate Lock, if not using the Streamlined Rate Lock option; or
 - the Mortgage Loan Origination Date, if using the Streamlined Rate Lock option; and
- not apply to “Existing Buildings Only” (see tables below) if the multifamily buildings on the Property are less than 3 years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.

If the Property has a certification from an organization listed below but a different version than listed, the Lender must contact Green_Financing@fanniemae.com to confirm the eligibility of the Property.

TOWARDS ZERO CERTIFICATIONS – ALL BUILDINGS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Green Building Initiative	Green Globes Multifamily for Existing Buildings with Net Zero	2.3	Emerging Distinguished Exemplary
	Green Globes Multifamily for New Construction with Net Zero	2.3	Emerging Distinguished Exemplary
	Green Globes Multifamily Performance Plus for Existing Buildings with Net Zero	2.3	Emerging Distinguished Exemplary
	Green Globes Multifamily Performance Plus for New Construction with Net Zero	2.3	Emerging Distinguished Exemplary
Home Innovation Research Labs	NGBS Green+ Net Zero Energy	2020	Badge
International Living Future Institute	Core Green Building Certification	1	Certified Core
International Living Future Institute	Living Building Challenge	3	Certified Living
		3.1	Certified Living
		4	Certified Living
		4.1	Certified Living
Passive House Institute (PHI)	Certified Passive House	9	Classic
			Plus
			Premium
		10	Classic
			Plus
			Premium
	EnerPHit Certified Retrofit	9	Classic
			Plus
			Premium
10	Classic		
	Plus		
	Premium		
Passive House Institute (PHI)	PHI Low Energy Building	9	Certified
		10	Certified
Phius (Passive House Institute US)	PHIUS+ Certified	2015 2018	PHIUS+ 2015 PHIUS+ Source Zero PHIUS+ Core PHIUS+ 2018 PHIUS+ Source Zero

Phius (Passive House Institute US)	Phius Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius CORE REVIVE
			<u>Phius CORE REVIVE Prescriptive</u>
			<u>Phius ZERO REVIVE ZERO</u>
		2024	<u>Phius CORE</u>
			<u>Phius ZERO</u>
			<u>Phius CORE Prescriptive</u>
			<u>Phius CORE REVIVE</u>
			<u>Phius CORE REVIVE Prescriptive</u>
			<u>Phius REVIVE ZERO</u>
USGBC	LEED Zero Energy	LEED Zero	LEED Zero

GROUP 1 CERTIFICATIONS – ALL BUILDINGS			
ORGANIZATION	CERTIFICATION	VERSION	LEVEL
<u>Enterprise Community Partners</u>	<u>Enterprise Green Communities Criteria Plus</u>	2020	Plus
<u>Build It Green</u>	<u>GreenPoint Rated New Home Multifamily</u>	7	<u>Certified</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Platinum</u>
<u>Green Building Initiative</u>	<u>Green Globes Multifamily for New Construction with Net Zero</u>	2.3	<u>Emerging</u>
			<u>Distinguished</u>
			<u>Exemplary</u>
	<u>Green Globes Multifamily Performance Plus for New Construction with Net Zero</u>	2.3	<u>Emerging</u>
			<u>Distinguished</u>
			<u>Exemplary</u>
<u>International Living Future Institute</u>	<u>CORE Green Building Certification</u>	1	<u>Certified CORE</u>
<u>Passive House Institute (PHI)</u>	<u>PHI Low Energy Building</u>	9	<u>Certified</u>
		10	<u>Certified</u>
<u>Passive House Institute US (Phius)</u>	<u>PHIUS+ Certified</u>	2015	<u>PHIUS+ 2015</u>
			<u>PHIUS+ Source Zero</u>
		2018	<u>PHIUS+ Core</u>
			<u>PHIUS+ 2018</u>
			<u>PHIUS+ Source Zero</u>

GROUP 1 CERTIFICATIONS – EXISTING BUILDINGS ONLY			
<i>(Property must be 3 or more years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.)</i>			
ORGANIZATION	CERTIFICATION	VERSION	LEVEL
<u>Green Building Initiative</u>	<u>Green Globes Multifamily for Existing Buildings with Net Zero</u>	2.3	<u>Emerging</u>
			<u>Distinguished</u>
			<u>Exemplary</u>
	<u>Green Globes Multifamily Performance Plus for Existing Buildings with Net Zero</u>	2.3	<u>Emerging</u>
			<u>Distinguished</u>
			<u>Exemplary</u>

GROUP 2 CERTIFICATIONS			
ORGANIZATION	CERTIFICATION	VERSION	LEVEL
BREEAM USA	BREEAM USA In Use: Residential Plus	6	Very Good Excellent Outstanding
Build it Green	GreenPoint Rated New Home Multifamily	6	Certified Silver Gold Platinum Certified
		7	Silver Gold Platinum Certified
		8.3	Silver Gold Platinum Certified
		9	Silver Gold Platinum Certified
Green Building Initiative	Green Globes Multifamily Performance Plus for New Construction	9.1	Silver Gold Platinum
		2.1	One Globes Two Globes Three Globes Four Globes
		2.2	One Globes Two Globes Three Globes Four Globes
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Single Family Home Certification	2020	One Globes Two Globes Three Globes Four Globes
	National Green Building Standard (NGBS) Multifamily for New Construction	2020	One Globes Two Globes Three Globes Four Globes
	NGBS Green+ Wellness	2020	One Globes Two Globes Three Globes Four Globes
	NGBS Green+ Zero Water	2020	Certified Bronze Silver Gold Emerald Bronze Silver Gold Emerald Badge Badge

GROUP 2 CERTIFICATIONS – ALL BUILDINGS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Enterprise Community Partners	Enterprise Green Communities Criteria Plus	2020	Plus
	Enterprise Green Communities Criteria Plus Zero Emissions	2024	Certified
International Finance Corporation	EDGE	3	EDGE-Certified
			EDGE-Advanced
			EDGE-Zero Carbon
		3.1	Certified
			Advanced
			Zero Carbon
International Living Future Institute	Zero Carbon Certification	1.1	Certified Zero Carbon
	Zero Energy Certification	1	Certified Zero Energy
		1.1	Certified Zero Energy
U.S. Environmental Protection Agency	ENERGY STAR Certified Single-Family New Homes	3.1	Certified
		3.2	Certified
		3.3	Certified
U.S. Department of Energy	Zero Energy Ready Home – Multifamily	2	Certified
	Zero Energy Ready Home – Single Family	2	Certified
	ENERGY STAR Certified Multifamily New Construction	1.2	Certified
		1.3	Certified
		1.4	Certified
	ENERGY STAR Certified Single-Family New Homes	3.2	Certified
		3.3	Certified
		3.4	Certified
	ENERGY STAR Next Gen Certified Homes	Not Applicable	Certified
	ENERGY STAR Next Gen Certified Apartments	Not Applicable	Certified
ENERGY STAR Next Gen Certified Buildings	Not Applicable	Certified	
USGBC	LEED Building Design and Construction: Homes and Multifamily Lowrise	LEED v4	Certified Silver Gold Platinum
	LEED Building Design and Construction- Residential: Multifamily	LEED v4.1	Certified Silver Gold Platinum

GROUP 2 CERTIFICATIONS – EXISTING BUILDINGS ONLY
 (Property must be 3 or more years old, as measured from the Certificate of Occupancy date to the Mortgage Loan Origination Date.)

<u>ORGANIZATION</u>	<u>CERTIFICATION</u>	<u>VERSION</u>	<u>LEVEL</u>
<u>BREEAM USA</u>	<u>BREEAM USA In Use: Residential Plus</u>	<u>6</u>	<u>Very Good</u>
			<u>Excellent</u>
			<u>Outstanding</u>
<u>Green Building Initiative</u>	<u>Green Globes Multifamily Performance Plus for Existing Buildings</u>	<u>2.1</u>	<u>One Globes</u>
			<u>Two Globes</u>
			<u>Three Globes</u>
			<u>Four Globes</u>
		<u>2.2</u>	<u>One Globes</u>
			<u>Two Globes</u>
			<u>Three Globes</u>
			<u>Four Globes</u>
		<u>2.3</u>	<u>One Globes</u>
			<u>Two Globes</u>
			<u>Three Globes</u>
			<u>Four Globes</u>
<u>U.S. Environmental Protection Agency</u>	<u>ENERGY STAR, Existing Multifamily Buildings</u>	<u>Not Applicable</u>	<u>Certified</u>
<u>USGBC</u>	<u>LEED Operations and Maintenance: Existing Buildings</u>	<u>v4</u>	<u>Certified</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Platinum</u>
		<u>v4.1</u>	<u>Certified</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Platinum</u>

GROUP 3 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Build it Green	GreenPoint Rated Existing Home Multifamily National Program	1	Whole House
		2	Whole House
Enterprise Community Partners	Enterprise Green Communities Criteria	2020	Certified
Green Building Initiative	Green Globes Multifamily for Existing Buildings	2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.2	One Globes
			Two Globes
			Three Globes
			Four Globes
	2.3	One Globes	
		Two Globes	
		Three Globes	
		Four Globes	
	Green Globes Multifamily for New Construction	2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
2.2		One Globes	
		Two Globes	
		Three Globes	
		Four Globes	
2.3	One Globes		
	Two Globes		
	Three Globes		
	Four Globes		
Home Innovation Research Labs	National Green Building Standard (NGBS) – Green Multifamily Building Certification	2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) – Green Home Remodeling Project Certification	2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) – Multifamily for Existing Buildings	2020	Bronze
			Silver
			Gold
			Emerald

GROUP 3 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
U.S. Environmental Protection Agency	ENERGY STAR Certified Multifamily New-Construction	1	Certified
		1.1	Certified
		1.2	Certified
		1.3	Certified
	ENERGY STAR Multifamily High Rise	1	Certified
ENERGY STAR, Existing Multifamily Buildings	Not Applicable	Certified	
USGBC	LEED Building Design and Construction: Multifamily Midrise	LEED v4	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: New Construction and Major Renovations	LEED v4	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: New Construction and Major Renovations	LEED v4.1	Certified
			Silver
			Gold
			Platinum