

Green Advantage[®]

Better Pricing. More Proceeds. Cost Savings.

We make it easy to be green. Save energy and water to get better pricing and more funding — for workforce housing and affordable properties.

For More Information:

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PRODUCT SNAPSHOT

- Works with 10-year fixed-rate Freddie Mac Multifamily Optigo loans, backed by workforce and deeply affordable properties
- Options include Green Up[®], Green Up Plus[®], Green Retrofits, Green Certified, Green Rebate or C-PACE
- See our [Affordability Test](#)
- The Green Assessment[®] and Green Assessment Plus[®] show borrowers how they can save energy or water. We reimburse up to \$4,000 of the cost of the report when the borrower closes a loan
- We support eligible mixed-use properties

GREEN UP AND GREEN UP PLUS

Eligible Loans

- Conventional and TAH cash preservation (excludes SBL, Seniors, Student, MHCs and supplementals)
 - 10-year fixed term
- For workforce housing properties (50% of units affordable at workforce housing rents):
- 80% AMI in standard markets
 - 100% AMI in cost-burdened renter markets
 - 120% AMI in very cost-burdened renter markets
 - 150% AMI in extremely cost-burdened renter markets
- Affordability Test Required.

GREEN UP

GREEN UP PLUS

Minimum Projected Consumption Reduction

30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy, based on Green Assessment

Underwriting Approach

Recognize 50% of projected owner-paid energy and/or water/sewer savings based on Green Assessment

Recognize 75% of projected owner-paid energy and/or water/sewer savings based on Green Assessment Plus

Loan Proceeds and Sizing

- Debt Coverage Ratio (DCR): -0.05x of policy-compliant DCR. Subject to lesser of 1.20x or program/product limit
- Loan-to-Value (LTV) ratio: +5.0% of policy-compliant LTV. Subject to greater of 85% or program/product limit

	GREEN UP	GREEN UP PLUS
As-Is DCR/LTV	<ul style="list-style-type: none"> DCR: -0.05x of policy compliant DCR Subject to lessor of 1.20x or product limit LTV: +5.0% of policy compliant LTV Subject to greater of 85% or product limit 	
As-Improved DCR/LTV (If Applicable)	Must meet policy compliant DCR/LTV; no adjustments Based on As-Improved NOI and As-Improved appraised value	
Time to Complete Green Improvements	2 years to complete	
Escrow Requirements	Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed	
Required Third-Party Reports	Green Assessment	Green Assessment Plus
Loan Proceeds and Sizing	Green Up and Green Up Plus loans require borrowers to engage a third-party data collection consultant, prior to the origination of the loan, to collect, input and monitor actual energy and water usage through the term of the loan.	

Already Green?

GREEN RETROFITS	
Overview	For deeply affordable properties that have already had energy and/or water efficiency improvements made within the current calendar year or the previous two calendar years from when the borrower completes Form 1209: Green Retrofits Certification.
Eligible Loans	<ul style="list-style-type: none"> Conventional and TAH cash preservation (excludes SBL, Seniors, Student, MHCs and supplementals)10-year fixed Affordability Test required – eligible properties need to have at least 50% of units affordable at 60% AMI

GREEN CERTIFIED

We give discounted loan pricing for 10-year fixed-rate loans – if at least 50% of the property's units are affordable at workforce housing levels. They must have an industry-standard green building certification:

Eligible Loans

1. EarthCraft, Southface
2. ENERGYSTAR® for Multifamily Existing Buildings, High Rise, New Construction, EPA
3. Green Communities, Enterprise Community Partners
4. Green Globes, Green Building Initiative
5. GreenPoint Rated, Build It Green
6. Leadership in Energy and Environmental Design (LEED), US Green Building Council
7. National Green Building Standard (NGBS), Home Innovation Research Labs
8. Passive House Institute US (PHIUS) Certified
9. Passive House Institute (PHI) Certified

Eligible Loans

Optigo lenders should:

1. Speak to their Freddie Mac representatives.
2. Complete our [Affordability Test](#) and select the relevant certification.
3. Provide evidence of certification as part of the loan submission to receive our best quote.

GREEN REBATE

If your borrower doesn't choose any of the above Green Advantage options, make sure they know they can receive \$5,000 from Freddie Mac for delivering an EPA ENERGY STAR Score®

C-PACE

Freddie Mac Multifamily can grant consent for Commercial PACE financing from qualifying Commercial PACE programs on loans in our retained portfolio. Additional requirements apply. Optigo lenders should speak with a Freddie Mac representative for details