

FREDDIE MAC GREEN ADVANTAGE

We make it easy to be green. When you commit to reducing energy or water (by at least 30 percent, with a minimum 15 percent from energy), you can get better pricing and more funding to make these improvements.

- Works with the majority of Freddie Mac Multifamily Optigo® loans
- Options include Green Up®, Green Up Plus®, Green Certified, Green Rebate, or C-PACE
- The Green Assessment® and Green Assessment Plus® show borrowers how they can save energy or water. We reimburse up to \$3,500 of the cost of the report when the borrower closes a loan
- We support eligible mixed-use properties

	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®	30% of energy or water/sewer consumption for the whole property, with a minimum of 15% from energy, based on Green Assessment Plus®
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/ SIZING	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • DCR: -0.05x of policy-compliant DCR. Subject to lesser of 1.20x or program/product limit • LTV: +5.0% of policy-compliant LTV. Subject to greater of 85% or program/product limit
AS-IS DCR/LTV	<ul style="list-style-type: none"> • DCR: -0.05x of policy-compliant DCR. • Subject to lesser of 1.20x or program/product limit • LTV: +5.0% of policy-compliant LTV. • Subject to greater of 85% or program/product limit 	<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)	<ul style="list-style-type: none"> • Must meet policy compliant DCR/LTV; no adjustments • Based on As-Improved NOI and As-Improved appraised value 	<ul style="list-style-type: none"> • 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	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	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
BENCHMARKING DATA COLLECTION	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.	

FREDDIE MAC GREEN ADVANTAGE, CONT'D.

ALREADY GREEN?

GREEN CERTIFIED	<p>We give discounted loan pricing for properties — if at least 20% of the property's units are affordable rental units — and has one of these eight industry-standard green building certifications:</p> <ol style="list-style-type: none">1. EarthCraft, Greater Atlanta Home Builders Association & South Face2. ENERGY STAR® for Multifamily, EPA3. ENERGY STAR® for Qualified Multifamily High-Rise, EPA4. Green Communities, Enterprise Community Partners5. Green Globes, Green Building Initiative6. GreenPoint Rated, Build It Green7. LEED, US Green Building Council8. National Green Building Standard (NGBS), Home Innovation Research Labs
	<p>OPTIGO® SELLER/SERVICERS SHOULD:</p> <ol style="list-style-type: none">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	<p>If your borrower doesn't choose any of the above Green Advantage options, make sure they know they can receive \$5000 from Freddie Mac for delivering an EPA ENERGY STAR Score®.</p>
C-PACE	<p>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® Seller/Servicers should speak with a Freddie Mac representative for details.</p>
