

## FREDDIE MAC OPTIGO®

### 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) at a property with rents affordable at workforce housing levels, you can get better pricing and more funding to make these improvements.

Is your property already green certified? Then you may be eligible to get rewarded.

#### **BETTER PRICING. MORE PROCEEDS. ENERGY SAVINGS. WORKFORCE FOCUSED.**

	<b>Green Up®</b>	<b>Green Up Plus®</b>
<b>ELIGIBLE PROPERTIES/LOANS</b>	<ul style="list-style-type: none"> <li>5-, 7-, and 10-year fixed-rate.</li> </ul>	
<b>MINIMUM PROJECTED CONSUMPTION REDUCTION</b>	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.
<b>UNDERWRITING APPROACH</b>	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.
<b>LOAN PROCEEDS/SIZING</b>	<ul style="list-style-type: none"> <li>Debt Coverage Ratio (DCR): -0.05x of policy-compliant DCR. Subject to lesser of 1.20x or program/product limit.</li> <li>Loan-to-Value (LTV) ratio: +5.0% of policy-compliant LTV. Subject to greater of 85% or program/product limit.</li> </ul>	
<b>AS-IS DCR/LTV</b>	<ul style="list-style-type: none"> <li>DCR: -0.05x of policy compliant DCR.</li> <li>Subject to lesser of 1.20x or product limit.</li> <li>LTV: +5.0% of policy compliant LTV.</li> </ul> Subject to greater of 85% or product limit.	
<b>AS-IMPROVED DCR/LTV (if applicable)</b>	<ul style="list-style-type: none"> <li>Must meet policy compliant DCR/LTV; no adjustments.</li> <li>Based on As-Improved NOI and As-Improved appraised value.</li> </ul>	
<b>TIME TO COMPLETE GREEN IMPROVEMENTS</b>	2 years to complete.	
<b>ESCROW REQUIREMENTS</b>	Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed.	
<b>REQUIRED THIRD-PARTY REPORTS</b>	Green Assessment.	Green Assessment Plus.
<b>BENCHMARKING DATA COLLECTION</b>	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 CERTIFIED

We give discounted loan pricing for properties with any of the following nine industry-standard green building certifications.

1. EarthCraft, Greater Atlanta Home Builders Association & South Face
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

### GREEN REBATE

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®.

### 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 Seller/Service providers should speak with a Freddie Mac representative for details.

### GREEN RETROFIT

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:

- 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 20% of units affordable at 60% AMI.