

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;
  - 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.

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](mailto:Green_Financing@fanniemae.com) to confirm the eligibility of the Property.

TOWARDS ZERO CERTIFICATIONS			
ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Home Innovation Research Labs	NGBS Green+ Net Zero Energy	2020	Badge
International Living Future Institute	<del>CORE</del> Core Green Building Certification	1	Certified <del>CORE</del> Core
	Living Building Challenge	<del>23</del>	Certified Living
		3	
		3.1	
4			
Passive House Institute (PHI)	Certified Passive House	<del>20169</del>	Classic
			Plus
			Premium
		<u>10</u>	<u>Classic</u>
		<u>Plus</u>	
	<u>Premium</u>		
	EnerPHit Certified Retrofit	<del>20169</del>	Classic
			Plus
			Premium
		<u>10</u>	<u>Classic</u>
<u>Plus</u>			
<u>Premium</u>			
<u>Phius</u> (Passive House Institute US- (PHIUS))	PHIUS+ Certified	2015	PHIUS+ 2015
			PHIUS+ Source Zero
		2018	PHIUS+ Core
			PHIUS+ 2018
	Phius Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius <del>CORE</del> REVIVE- <del>CORE</del>
Phius <del>ZERO</del> REVIVE- <del>ZERO</del>			
USGBC	LEED Zero Energy	LEED Zero	LEED Zero



**GROUP 2 CERTIFICATIONS**

<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 New Construction</u>	<u>2.1</u>	<u>One Globes</u>
			<u>Two Globes</u>
			<u>Three Globes</u>
		<u>2.12</u>	<u>Four Globes</u>
			<u>One Globes</u>
			<u>Two Globes</u>
	<u>Green Globes Multifamily Performance Plus for Existing Buildings</u>	<u>2.1</u>	<u>Three Globes</u>
			<u>Four Globes</u>
			<u>One Globes</u>
		<u>2.12</u>	<u>Two Globes</u>
			<u>Three Globes</u>
			<u>Four Globes</u>
<u>Home Innovation Research Labs</u>	<u>National Green Building Standard (NGBS) Green Single Family Home Certification</u>	<u>2020</u>	<u>Certified</u>
	<u>NGBS Green+ Wellness</u>	<u>2020</u>	<u>Badge</u>
<del><u>U.S. Department of Energy</u></del>	<del><u>NGBS Green+ Zero Energy Ready Home Water</u></del>	<del><u>2020-1-0</u></del>	<del><u>Certified Badge</u></del>
<del><u>U.S. Environmental Protection Agency</u></del> <del><u>International Finance Corporation</u></del>	<del><u>EDGE</u></del> <del><u>ENERGY STAR Certified New Construction</u></del>	<del><u>1.3</u></del>	<del><u>EDGE Certified</u></del>
		<del><u>1.1</u></del>	<del><u>EDGE Advanced Certified</u></del>
		<del><u>1.2</u></del>	<del><u>EDGE Zero Carbon Certified</u></del>
	<del><u>3</u></del>	<del><u>Certified</u></del>	
<del><u>ENERGY STAR Single Family New Homes</u></del>			
<u>International Living Future Institute</u>	<u>Zero Carbon Certification</u>	<u>3-1</u>	<u>Certified Zero Carbon</u>
		<u>3-2</u>	<u>Certified</u>
	<u>Zero Energy Certification Indoor Air PLUS</u>	<u>1</u>	<u>Certified Zero Energy</u>

**GROUP 1 CERTIFICATIONS**

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
USGBC	LEED Building Design and Construction- Homes	LEED 2008	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
	LEED v4.1	Certified	
		Silver	
		Gold	
		Platinum	
	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				
ORGANIZATION	CERTIFICATION	VERSION	LEVEL	
U.S. Environmental Protection Agency	ENERGY STAR Certified Single-Family New Homes	3.0	Certified	
<del>Build It Green</del>	GreenPoint Rated Existing Home Multifamily National Program	3.1	<del>Certified</del> Whole House	
		3.2	<del>Certified</del> Whole House	
	Indoor AirPLUS	1	Certified	
Home Innovation Research Labs USGBC	National GreenLEED Building Standard (NGBS) GreenDesign and Construction: Homes and Multifamily Building CertificationLowrise	2012LEED v4	BronzeCe rtified	
			Silver	
			Gold	
			EmeraldPl atinum	
		2015	Bronze	
			Silver	
			Gold	
			Emerald	
		National GreenLEED Building Standard (NGBS) Multifamily for NewDesign and Construction Residential: Multifamily	LEED v4.12020	BronzeCe rtified
				Silver
Gold				
EmeraldPl atinum				
International Finance Corporation	EDGE	3	EDGE-Certified	
			EDGE Advanced	
			EDGE Zero Carbon	
International Living Future Institute	Zero Carbon Certification	3	Certified Zero Carbon	
		3.1	<del>Certified</del> Zero Carbon	
		4	<del>Certified</del> Zero Carbon	
	Zero Energy Certification	2	Certified Zero Energy	
		3	<del>Certified</del> Zero Energy	
		3.1	<del>Certified</del> Zero Energy	
		4	Certified Zero Energy	
U.S. Environmental Protection Agency	ENERGY STAR Multifamily High Rise	1	Certified	
	ENERGY STAR, LEED Operations and Maintenance: Existing Multifamily Buildings	Not ApplicableLEED v4	Certified	
			Silver	
			Gold	
			Platinum	
		LEED v4.1	Certified	
			Silver	

			<u>Gold</u>
			<u>Platinum</u>



**GROUP 3 CERTIFICATIONS**

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Build It Green	GreenPoint Rated New Home Multifamily	6	Certified
			Silver
			Gold
			Platinum
		7	Certified
			Silver
			Gold
			Platinum
		8	Certified
			Silver
			Gold
			Platinum
Enterprise Community Partners	Enterprise Green Communities Criteria	2015	Certified
		2020	Certified
Green Building Initiative	Green Globes Multifamily for Existing Buildings	2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.12	One Globes
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily for New Construction	2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
		2.12	One Globes
			Two Globes
			Three Globes
			Four Globes

<u>Home Innovation Research Labs</u>	<u>National Green Building Standard (NGBS) Green Multifamily Building Certification</u>	<u>2015</u>	<u>Bronze</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Emerald</u>
	<u>National Green Building Standard (NGBS) Multifamily for New Construction</u>	<u>2020</u>	<u>Bronze</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Emerald</u>
	<u>National Green Building Standard (NGBS) Green Home Remodeling Project Certification</u>	<u>2015</u>	<u>Bronze</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Emerald</u>
	<u>National Green Building Standard (NGBS) Multifamily for Existing Buildings</u>	<u>2020</u>	<u>Bronze</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Emerald</u>

GROUP 3 CERTIFICATIONS				
ORGANIZATION	CERTIFICATION	VERSION	LEVEL	
Home Innovation Research Labs U.S. Environmental Protection Agency	National Green Building Standard (NGBS)- Green Home Remodeling Project Certification ENERGY STAR Certified Multifamily New Construction	2012 <del>1</del>	<del>Certified</del> Bronze	
		1.1	<del>Certified</del> Silver	
		1.2	<del>Gold</del> Certified	
	ENERGY STAR Multifamily High Rise	1	<del>Certified</del> Emerald	
		2015	Bronze	
			Silver	
			Gold	
			Emerald	
	National Green Building Standard (NGBS)- ENERGY STAR, Existing Multifamily for Existing Buildings	Not Applicable <del>2020</del>	<del>Certified</del> Bronze	
			Silver	
			Gold	
			Emerald	
		NGBS Green+ Wellness	2020	Badge
		NGBS Green+ Zero Water	2020	Badge
USGBC	LEED 2008 <del>v4</del>	Certified		
		Silver		
		Gold		
		Platinum		
	LEED Building Design and Construction: Multifamily Midrise	LEED v4	<del>Certified</del>	
			Silver	
			Gold	
			Platinum	
	LEED 2009 <del>v4</del>	Certified		
		Silver		
Gold				
Platinum				
		<del>Certified</del>		
		Silver		

	LEED Building Design and Construction: New Construction and Major Renovations	LEED v4	Gold
			Platinum
			Certified
			Silver
		LEED v4.1	Gold
			Platinum
	LEED Zero Carbon	LEED Zero	LEED Zero
	LEED Zero Water	LEED Zero	LEED Zero
	LEED Zero Waste	LEED Zero	LEED Zero