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

  - for all other recognized Green Building Certifications, within the ~~last~~ five (5) years prior to the Mortgage Loan Origination Date[1];

- 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 to confirm the eligibility of the Property.[2]

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[1] ~~The ENERGY STAR, Existing Multifamily Buildings certification from the U.S. Environmental Protection Agency must have been awarded within one year of Mortgage Loan Origination.~~

TOWARDS ZERO CERTIFICATIONS			
ORGANIZATION	**CERTIFICATION**	**VERSION**	**LEVEL**
Home Innovation Research Labs	NGBS Green+ Net Zero Energy	2020	Badge
International Living Future Institute	CORE Green Building Certification	1	Certified CORE
	Living Building Challenge	2	Certified Living
		3	
		3.1	
		4	
Passive House Institute (PHI)	Certified Passive House	2016	Classic
			Plus
			Premium
	EnerPHit Certified Retrofit	2016	Classic
			Plus
			Premium
Passive House Institute US (PHIUS)	PHIUS+ Certified	2015	PHIUS+ 2015
			PHIUS+ Source Zero
		2018	PHIUS+ Core
			PHIUS+ 2018
			PHIUS+ Source Zero
	Phius Certified	2021	Phius CORE
			Phius ZERO
			Phius CORE Prescriptive
			Phius REVIVE CORE
			Phius REVIVE ZERO
USGBC	LEED Zero Energy	LEED Zero	LEED Zero ~~Energy~~ ~~Zero Water~~

GROUP 1 CERTIFICATIONS			
ORGANIZATION	**CERTIFICATION**	**VERSION**	**LEVEL**
BREEAM USA	BREEAM USA In Use: Residential Plus	6	Very Good~~3 Star~~
			Excellent~~4 Star~~
			Outstanding~~5 Star~~
			~~6 Star~~
~~Build It Green~~	~~GreenPoint Rated New Home Multifamily~~	~~1.9~~ ~~2.1~~	~~Certified~~
			~~Silver~~
			~~Gold~~
			~~Platinum~~
		~~6~~	~~Certified~~
			~~Silver~~
			~~Gold~~
			~~Platinum~~
		~~7~~	~~Certified~~
			~~Silver~~
			~~Gold~~
			~~Platinum~~
		~~8~~	~~Certified~~
			~~Silver~~
			~~Gold~~
			~~Platinum~~
Enterprise Community Partners	Enterprise Green Communities Criteria Plus	~~2011~~ ~~2015~~ 2020	~~Certified~~ ~~Certified~~ ~~Certified~~ Plus
Green Building Initiative	Green Globes Multifamily Performance Plus for New Construction	2~~1~~	~~1~~ One Globe~~s~~
			~~2~~ Two Globes
			~~3~~ Three Globes
			~~4~~ Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily Performance Plus for Existing Buildings	2~~1~~	~~1~~ One Globe~~s~~
			~~2~~ Two Globes
			~~3~~ Three Globes
			~~4~~ Four Globes
		2.1	One Globes
			Two Globes

GROUP 1 CERTIFICATIONS			
ORGANIZATION	**CERTIFICATION**	**VERSION**	**LEVEL**
			Three Globes
			Four Globes

GROUP 1 CERTIFICATIONS

ORGANIZATION	CERTIFICATION	VERSION	LEVEL
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Single Family Home Certification	2020	Certified
U.S. Department of Energy	Zero Energy Ready Home	1.0~~Not Applicable~~	Certified
U.S. Environmental Protection Agency	ENERGY STAR Certified New Construction~~Homes~~	1~~3~~	Certified
		1.1~~3.1~~	Certified
		1.2~~3.2~~	Certified
	ENERGY STAR Single-Family New Homes	3	Certified
		3.1	Certified
		3.2	Certified
	Indoor AirPLUS	1	Certified
USGBC	LEED Building Design and Construction: ~~BD+C:~~ Homes ~~v3~~ ~~LEED BD+C: Homes v4~~ ~~LEED O+M: Existing Buildings v4~~ ~~LEED O+M: Existing Buildings v4.1~~	LEED 2008	Certified
			Silver
			Gold
			Platinum
		LEED v4 ~~LEED v4~~	Certified
			Silver
			Gold
			Platinum ~~Certified~~ ~~Silver~~ ~~Gold~~ ~~Platinum~~
		LEED v4.1	Certified
			Silver
			Gold
			Platinum
	LEED Building Design and Construction: Homes and Multifamily Lowrise~~BD+C: New Construction v4.1~~	LEED v4~~.1~~	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**
Build It Green	GreenPoint Rated Existing Home ~~Whole Building Existing~~ Multifamily National Program	1	Whole House~~Certified Silver~~
		2	Whole House~~Gold Platinum~~
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Multifamily Building Certification	2012	Bronze
			Silver
			Gold
			Emerald
		2015 ~~2020~~	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for New Construction~~Green Home Renovation Certification~~	2020	Bronze
			Silver
			Gold
			Emerald
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	Certified Zero Carbon
		4	Certified Zero Carbon
	Zero Energy Certification	2	Certified Zero Energy
		3	Certified Zero Energy
		3.1	Certified Zero Energy
		4	Certified Zero Energy
~~Southface~~	~~EarthCraft~~	~~2012~~	~~Certified~~
			~~Gold~~
			~~Platinum~~
		~~2014~~	~~Certified~~
			~~Gold~~
			~~Platinum~~
		~~1~~	~~Certified~~
			~~Gold~~
			~~Platinum~~
		~~2~~	~~Certified~~
			~~Gold~~
			~~Platinum~~

GROUP 2 CERTIFICATIONS			
ORGANIZATION	**CERTIFICATION**	**VERSION**	**LEVEL**
U.S. Environmental Protection Agency	ENERGY STAR Multifamily High Rise ~~ENERGY STAR Certified New Construction~~	1 ~~1~~ ~~1.1~~ ~~1.2~~	Certified ~~Certified~~ ~~Certified~~ ~~Certified~~
	ENERGY STAR, Existing Multifamily Buildings	Not Applicable	Certified
USGBC	LEED <u>Operations and Maintenance: Existing Buildings</u>~~BD+C: Multifamily Midrise v3~~ ~~LEED O+M: Existing Buildings v3~~	LEED <u>2009</u>~~2008~~	Certified
			Silver
			Gold
			Platinum
		LEED <u>v4</u>~~2009~~	Certified
			Silver
			Gold
			Platinum
		<u>LEED v4.1</u>	<u>Certified</u>
			<u>Silver</u>
			<u>Gold</u>
			<u>Platinum</u>
~~Viridiant~~	~~EarthCraft~~	~~4~~	~~Certified~~
			~~Gold~~
			~~Platinum~~
		~~5~~	~~Certified~~
			~~Gold~~
			~~Platinum~~
		~~6~~	~~Certified~~
			~~Gold~~
			~~Platinum~~

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 Building Initiative~~	Green Globes Multifamily for Existing Buildings	2~~1.01~~	~~1~~ One Globe~~s~~
			~~2~~ Two Globes
			~~3~~ Three Globes
			~~4~~ Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes
	Green Globes Multifamily for New Construction	2~~1.01~~	~~1~~ One Globe~~s~~
			~~2~~ Two Globes
			~~3~~ Three Globes
			~~4~~ Four Globes
		2.1	One Globes
			Two Globes
			Three Globes
			Four Globes

GROUP 3 CERTIFICATIONS			
ORGANIZATION	**CERTIFICATION**	**VERSION**	**LEVEL**
Home Innovation Research Labs	National Green Building Standard (NGBS) Green Home Remodeling Project Certification	2012	Bronze
			Silver
			Gold
			Emerald
		2015	Bronze
			Silver
			Gold
			Emerald
	National Green Building Standard (NGBS) Multifamily for Existing Buildings	2020	Bronze
			Silver
			Gold
			Emerald
	NGBS Green+ Wellness	2020	Badge
	NGBS Green+ Zero Water	2020	Badge
USGBC	LEED ~~BD+C~~ Building Design and Construction: Multifamily Midrise ~~v4~~	LEED 2008	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
	~~LEED BD+C: New Construction v3~~ LEED ~~BD+C~~ Building Design and Construction: New Construction and Major Renovations ~~v4~~	LEED 2009	Certified
			Silver
			Gold
			Platinum
		LEED v4	Certified
			Silver
			Gold
			Platinum
		LEED v4.1	Certified
			Silver
			Gold
			Platinum
	LEED Zero Carbon	LEED Zero	LEED Zero ~~Carbon Zero Waste~~
	LEED Zero Water	LEED Zero	LEED Zero
	LEED Zero Waste	LEED Zero	LEED Zero