

GREEN REBATE

Freddie Mac offers a rebate on new property loans with an EPA ENERGY STAR® score

DESCRIPTION

To enhance the affordability to tenants of new loans on multifamily housing by tracking the energy consumption of a property, we will offer a Green Rebate on loans with a U.S. Environmental Protection Agency (EPA) ENERGY STAR score.

ELIGIBLE BORROWERS/ LOANS

All borrowers on first mortgages (does not include supplemental loans, Value-Add Loans, Lease-Up Loans, and Small Balance Loans).

UNDERWRITING

ENERGY STAR Scores will not be re-underwritten by Freddie Mac; no credit or additional proceeds are given based on the energy efficiency or the corresponding ENERGY STAR Score.

GREEN REBATE

For multifamily properties with greater than 20 units, a \$5,000 rebate for all borrowers reporting an ENERGY STAR Score; rebate will be provided at time of loan purchase by Freddie Mac after all obligations and requirements are met; there is no minimum score or certification required to receive the rebate (though Freddie Mac encourages certification).

● TO RECEIVE AN ENERGY STAR SCORE

- Complete energy data:
 - 12 full months
 - All fuels
 - Must include residential and common areas
- Property use details:
 - Gross Floor Area Number of Residential Living Units
 - Number of Residential Living Units in a low-rise setting (1-4 stories)
 - Number of Residential Living Units in a mid-rise setting (5-9 stories)
 - Number of Residential Living Units in a high-rise setting (10+ stories)
 - Number of Bedrooms

● ENERGY STAR METRICS AND CERTIFICATION

- The ENERGY STAR Score is given on a 1 to 100 scale and indicates how a multifamily property performs compared to other similar properties across the U.S. in terms of its energy performance; 50 represents median energy performance and 75-100 represents superior energy performance
- Properties with a score of 75 or higher qualify for ENERGY STAR certification; for more information, visit www.energystar.gov/buildingcertification
- There is no fee for the certification from ENERGY STAR; however, the property must have their data verified by a Professional Engineer (PE) or Registered Architect (RA); if the property already has a PE or RA on staff, that person is permitted to verify and stamp the application

● DATA COLLECTION AND REPORTING

- ENERGY STAR Scores will be collected by Freddie Mac on a voluntary basis Add ENERGY STAR Score document to delivery package checklist ENERGY STAR Scores will be reported in K-Deal offerings; individual ENERGY STAR Scores will be reported in securitization data tapes and weighted average ENERGY STAR Scores will be report in offering documents, much like as Freddie Mac reports weighted average debt coverage ratios (DSRs) and loan-to-value (LTV) ratios purchased for securitization)

● LEGAL DOCUMENTS

- In connection with the rollout, the Commitment will be amended to create a place for the ENERGY STAR score. A new Exhibit D provision will be added regarding delivery of evidence that the ENERGY STAR score has been obtained, payment of the Green Rebate and requiring use of a Rider that will, in this situation, amend the Representations and Warranties in the Loan Agreement to state that the borrower provided true and accurate information when it used the ENERGY STAR Portfolio Manager to obtain the ENERGY STAR Score

● GO GREEN AND SAVE... IN MORE WAYS THAN ONE

- Do you want to get started on making your buildings more energy efficient and get a \$5,000 cash rebate from Freddie Mac? Learn about Green Rebate, their new initiative to promote energy efficient rental housing in our blog. It benefits borrowers, renters and investors.