

# FREDDIE MAC GREEN ADVANTAGE: GREEN UP PLUS

[www.greycoco.com](http://www.greycoco.com)

Green Advantage Description	Choose Green Up or Green Up Plus. When you commit to reduce energy or water consumption by at least 25% according to a Green Assessment or a Green Assessment Plus, you may get better pricing and more funding to make these enhancements. Green Advantage works with our Conventional, Targeted Affordable and Seniors Housing products. Properties that could be a good fit for the offering include those that are over 20 years old or tax-credit properties coming out of their compliance period and have not undergone significant rehab to their energy or water systems.
Green Assessment Plus Description	A highly detailed property analysis based on an ASHRAE level 2 energy audit. Freddie Mac reimburses up to \$3,500 of the cost of the report when the borrower closes a loan with Freddie Mac
Green Up Plus Description	Borrowers who commit to making improvements based on the Green Assessment Plus and are able to save 25% in energy or water usage get: 1. Better pricing and 2. More funds: Freddie Mac will underwrite up to 75% of projected energy savings.
Minimum Projected Consumption Reduction	25% of energy or water/sewer consumption based on Green Assessment
Underwriting Approach	Recognize 75% of projected owner-paid energy and/or water/sewer savings based on Green Assessment Plus
Loan Proceeds	Up to 5% additional proceeds, subject to 85% "As Is" LTV or program limit and 1.20X DCR or program limit
Minimum Green Improvement Budget	None
Time to Complete Green Improvements	2 years to complete. Work must commence within 180 days of loan origination
Escrow Requirements	Funds for energy/water efficiency work will be escrowed at 125% of cost and released as work is completed.
Benchmarking Requirements/Interest	Property energy and water usage must be recorded in EPA Portfolio Manager before closing and annually until 2 years after project completion.
Required Third Party Reports	Green Assessment Plus
Properties Already Green Certified	Freddie Mac gives discounted loan pricing for properties—with at least one affordable rental unit—that has one of these eight industry-standard green building certifications: <ol style="list-style-type: none"> <li>1. EarthCraft, Greater Atlanta Home Builders Association &amp; South Face</li> <li>2. ENERGY STAR for Multifamily, EPA</li> <li>3. ENERGY STAR for Qualified Multifamily High-Rise, EPA</li> <li>4. Green Communities, Enterprise Community Partners</li> <li>5. Green Globes, Green Building Initiative</li> <li>6. GreenPoint Rated, Build It Green</li> <li>7. LEED, US Green Building Council</li> <li>8. National Green Building Standard (NGBS), Home Innovation Research Lab</li> </ol>
Green Rebate	If a Green Advantage option is not chosen, Borrower can receive \$5,000 from Freddie Mac for delivering an EPA ENERGY STAR Score.