

Green Financing



Use pricing breaks and higher loan proceeds to make smarter, greener property investments.

Fannie Mae leads the multifamily Green Financing market. Our solutions reward borrowers for investing in smart energy- and water-saving improvements or green building certified properties at refinance, acquisition, or supplemental financing.

Fannie Mae offers a suite of Green Financing solutions: Green Rewards, Green Building Certification Pricing Break, Green Preservation Plus, and C-PACE consent.

Are you investing in value-add, energy- or water-saving property improvements?

Get a lower interest rate and additional loan proceeds with Green Rewards or Green Preservation Plus.

Fannie Mae pays 100% of the cost of the energy and water audit report.

Does your property have a green building certification?

Get a lower interest rate with our Green Building Certification Pricing Break.

Do you have a C-PACE loan?

Fannie Mae allows certain Commercial Property Assessed Clean Energy (C-PACE) financing for qualified loans. Check with your Deal Team about requirements.

Rely on us

- Green MBS issued as a single-asset security with standard Fannie Mae guarantees
- Customized loan structures including Yield Maintenance or Declining Prepayment Premium
- Experts who know the Green Financing business and understand complex transactions

Contact a Fannie Mae representative to learn more about how our financing solutions can help you compete.

Fannie Mae Multifamily Green Financing Products

	Green Rewards	Green Building Certification Pricing Break	Green Preservation Plus
Ideal fit	Existing properties ready to make energy- and water-saving improvements	New construction or existing properties awarded a green building certification	Existing properties ready to make energy- and water-saving improvements
Loan type	Refinance, acquisition, supplemental, and 2nd supplemental	Refinance, acquisition, and supplemental	Refinance and acquisition, Multifamily Affordable Housing only
Interest Rate and Rate Lock	Fixed-rate with Streamlined Rate Lock option or variable-rate	Fixed-rate with Streamlined Rate Lock option or variable-rate	Fixed-rate only
Energy and water audit report cost	100% paid by Fannie Mae	N/A	100% paid by Fannie Mae
Pricing incentive	Lower interest rate	Lower interest rate	Lower interest rate
Additional loan proceeds	Up to 5% more than standard DUS Loan; underwrite 75% of owner and 25% of tenant projected cost savings	Standard DUS	Up to 5% more than standard DUS Loan
Minimum projected consumption reduction	25% energy <i>or</i> 25% water consumption	None	None
Minimum green improvement budget	None	None	At least 5% of loan proceeds
Maximum LTV	Standard DUS	Standard DUS	Up to 85%
DSCR	Standard DUS	Standard DUS	1.15x
Documentation requirements	Energy and water audit report	Current, Fannie Mae-recognized green building certification	Energy and water audit report; Pest Management Report