

## Green Finance Plus Execution

The Green Refinance Plus execution for Multifamily Affordable transactions provides additional proceeds to support the green retrofitting and general renovation of existing Affordable properties while retaining the ease of working with your Fannie Mae Lender.

### Benefits:

- Sufficient Proceeds to Ensure On-Going Property Condition
- Competitive Pricing
- Ease and Certainty of Execution
- One-Stop Customer Service

### Eligibility:

- Eligible Borrowers must have sufficient assets, liquidity, and experience to support the Mortgage Loan and perform sponsorship responsibilities, as determined by the Fannie Mae Lender
- Available for existing properties that are 10 years or older and that will meet MAH income and rent restrictions going forward, nationwide.

Loan Amount	No minimum or maximum loan amount. (Note: Loans above \$50 million require HUD consent)
Maximum LTV	The maximum LTV of the Mortgage Loan is 85%
Minimum DSCR	The minimum DSCR on the Mortgage Loan is 1.15x
Amortization	Up to 30 years
Accrual Basis	30/360 and Actual/360
Loan Term	The Mortgage Loan must have a term of ten years or more; affordability restrictions applicable to the Property must remain in effect for at least the term of the Mortgage Loan.
Interest Rates	Green Refinance Plus loans must be fixed-rate loans with no interest-only period
Subsidy Layering Review	Some transactions will require a subsidy layering review by HUD (or in some cases, a state tax credit allocating agency). The Lender and Fannie Mae will handle HUD's review on behalf of the borrower. This review will occur simultaneously with the Lender's underwriting of the transaction.
Recourse Requirements	Standard recourse carve-outs apply
Assumption	Mortgage Loans may be assumable with the consent of Fannie Mae and payment of a 1% transfer fee
Escrows	Replacement reserve, tax and insurance escrows are required
Third-party Reports	Standard third-party reports – Physical Needs Assessment (PNA), Appraisal, and Phase I Environmental Assessment – are required.  The PNA must contain an assessment of a property's physical needs, an energy audit and identification of cost effective opportunities for increasing energy and water efficiency, reducing operating and capital costs ("Green PNA").
Closing	Borrowers are responsible for all transaction costs and closing costs, including legal fees
Rate Lock	Standard rate lock requirements apply to the Mortgage Loan
Executions Available	MBS and Cash executions are available for the Mortgage Loan
Asset Management	Property improvements selected from Green PNA must be made within 12 months of loan disbursement. Lenders are required to verify the installation of property improvements.

To verify reductions in energy and water consumption, borrowers must track total energy and water usage using ENERGY STAR Portfolio Manager starting in year one. Borrowers must submit the property's ENERGY STAR Statement of Energy Performance report annually.