LMD
CAPITAL PARTNERS

FANNIE MAE

Fannie Mae Green Rewards Loan

Reduced pricing and up to 5% of additional loan proceeds underwritten from projected energy and water cost savings. There is no minimum per-unit investment, and the High Performance Building Report and Technical Solar Assessment are provided at no cost when the loan is delivered as a Green Rewards Loan.

Indicative Terms

LIEN PRIORITY	Available on first lien, supplemental and second supplemental loans. Where a second supplemental is used, 100% of proceeds must fund green improvements.
TERM	5 to 30 years.
LOAN AMOUNT	No minimum or maximum.
INTEREST RATE	Fixed and variable options.
LTV	Varies by asset class and product type.
ACCRUAL	30/360 and Actual/360.
PREPAYMENT	Flexible options including yield maintenance and declining premiums.
RECOURSE	Non-recourse with standard carve-outs.
ESCROWS	The cost of the green scope is escrowed at 125%.
IMPROVEMENTS	Must be completed within 12 months, with lender verification.
REPORTING	Annual energy performance metrics and ENERGY STAR scores are required for the life of the loan.
RATE LOCK	30- to 180-day commitments, subject to program approval timelines.
APPLICATION FEE	Quoted per transaction.
ORIGINATION FEE	Quoted per transaction.
LEGAL FEES	Quoted per transaction.

Eligible Properties & Sponsors

All asset classes with at least 12 months of stabilized residential occupancy. Manufactured housing communities qualify only where a solar PV system is included. The owner must commit to improvements projected to cut whole-property annual energy and/or water use by at least 30%, with a minimum of 15% coming from energy savings, and must install them within 12 months of origination.

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