Single-Family Green Mortgage-Backed Securities (MBS)

June 2023
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Fannie Mae launched its program in April 2020 demonstrating its commitment to achieving environmental, social, and economic outcomes by financing single-family homes that exceed energy- and water-saving standards.

Single-Family Green MBS include either purchase money or refinance mortgage loans backed by newly constructed single-family residential homes receiving approved green building certifications (GBCs) within the last five years that meet or exceed the national program requirements for ENERGY STAR® Certified Homes, Version 3.0.

The ENERGY STAR Certification is our minimum threshold for new construction because it is at least 10% more efficient than homes built to current state energy building codes and a 20% improvement on average. We aim to drive the housing industry to continue moving toward higher energy efficiency standards.

The Single-Family Green Bond Framework received a Light Green Second Opinion from CICERO Shades of Green, a leading global provider of green ratings for bonds. CICERO concluded that “it is a strength that Fannie Mae has an explicit energy efficiency requirement that goes beyond the national building baseline.”

For more information on Single-Family Green MBS, please visit www.fanniemae.com/greenmbs.
Single-Family GBCs

Certifications help to ensure that energy efficient features are thought of from the home design process through execution, resulting in a greener property with an array of homeowner benefits.

1. What is an Energy Star certification?
   - The ENERGY STAR program was developed by the U.S. Environmental Protection Agency (EPA) and is a government-backed symbol for energy efficiency.
   - A new home earning the ENERGY STAR label has undergone independent inspections, testing, and verification to meet stringent requirements set by the EPA.

2. Why did you choose the ENERGY STAR certification as the minimum threshold for new construction?
   - While the 2006 International Energy Conservation Code is often referenced as a reasonable measurement for energy efficiency, approximately 80% of states have energy building codes above it.
   - The ENERGY STAR Certification is based on a state’s current energy efficiency code, meaning that as the requirements rise, the threshold to receive an ENERGY STAR Certification also rises.

3. What are some of the additional homeowner benefits with a GBC Home?
   - Improved home comfort from comprehensive air sealing and insulation.
   - Protection from moisture damage with a comprehensive water management system.
   - Required fresh air ventilation which improves indoor air quality and prevents mold build up.

Learn more about green building certifications.
Issuance and Projected Impact

Single-Family Green MBS Cumulative Issuance Volumes

We publish annual impact metrics, providing investors with continued transparency.

View the [CUSIP-level impact](#) and our [impact methodology](#).

1. Includes estimated impacts only from Fannie Mae Single-Family Green Bonds.
Single-Family Green Disclosures

Fannie Mae remains committed to providing investors with comprehensive and highly transparent disclosures

**Website**

Our website provides a variety of investor resources, including:

- Issuance file
- Green Bond Framework and Second Opinion
- Details on green building certifications
- CUSIP-level impact reporting

**PoolTalk®**

Fannie Mae’s PoolTalk tool provides access to securities disclosure data, including at-issuance and monthly data, Legal documents, consumable data files and search capabilities for UMBS, MBS, Supers/Megas, SMBS, and REMICs.

**Bloomberg**

The securities can also be identified using Bloomberg’s Green Bond indicator by searching <CUSIP> MTGE GO then DES GO
Why invest in our Single-Family Green Bonds?

Rigorous Standards
Fannie Mae’s Single-Family Green Bond program relies on green building certifications.

We partner with a third party to verify the green building certification achieved by the properties collateralizing the Single-Family Green MBS.

Quantified Impact
Environmental, social, and economic benefits of these securities are quantified through enhanced reporting including our annual projected impact metrics provided at a CUSIP-level.

Recognized Leader
Fannie Mae earned the 2023 ENERGY STAR® Partner of the Year – Sustained Excellence Award from the U.S. Environmental Protection Agency and U.S. Department of Energy for the third consecutive year for the Single-Family business.
Contact Us

Information is available for investors and potential investors about Fannie Mae’s products, the company’s financial performance, and disciplined management of credit risk and interest rate risk.

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