

# Single-Family Green Mortgage-Backed Securities (MBS)



September 2024



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# Single-Family Green Bonds

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 are composed of **purchase money or refinance mortgage loans** backed by newly constructed single-family residential homes which include:

- **Green Building Certification (GBC) Loans** – financing loans backed by properties that meet or exceed the national program requirements for ENERGY STAR® Certified Homes Version 3.1, and/or
- **Solar Loans** - financing loans backed by properties that meet the performance eligibility target for solar photovoltaic (PV) systems as a source of energy generation, and/or
- **Water Efficiency Loans** - financing loans backed by properties with an eligible water certification that meets or exceeds the national program requirements for WaterSense with at least a 30% reduction in water usage in water-stressed or water-scarce areas



The **Single-Family Green Bond Framework** received a [Light Green Second Opinion](#) from **S&P Global Ratings**, a leading global provider of green ratings for bonds.

For more information on Single-Family Green MBS, please visit [www.fanniemae.com/greenmbs](http://www.fanniemae.com/greenmbs)



# Single-Family GBCs

Certifications help to ensure that energy efficient features are incorporated during 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
- At least 10% more efficient than homes built to current state energy building codes

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 that exceed it**
- The ENERGY STAR Certification is based on a state's current energy efficiency code, meaning that **as the state 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](#)



# Solar PV Loans

In 2023, Fannie Mae began allowing loans backed by properties with solar photovoltaic (PV) systems into the Single-Family Green MBS program.

## Supports borrowers who:

- Finance a home with an existing solar PV system
- Refinance a home with the proceeds paying off outstanding debt used for solar PV installation
- Purchase or refinance a home with the loan proceeds being used to add solar PV to the property

To be eligible, solar PV loans must have systems that produce a minimum of a **20% reduction of the home's electricity consumption on an annual basis.**



# Water Efficiency Loans

Water Certifications offer homeowners a whole house solution that helps save water, energy, and money while maintaining a high level of performance.

1

## What is WaterSense Certification?

- The WaterSense 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 WaterSense label is independently certified to meet EPA's criteria for both efficiency and performance

2

## Why did you choose the WaterSense certification as the minimum threshold for new construction?

- WaterSense focuses on a whole home solution to water conservation while achieving a measurable reduction target
- Compared to a typical home, on average, a WaterSense labeled home can save a family 50,000 gallons of water a year or more\*

3

## What are some of the additional homeowner benefits with a GBC Home?

- **Free of leaks** – Homes are verified to be free of visible water leaks both inside and out, reducing water waste and preventing potentially costly damage
- **Faster Hot Water** – Efficient plumbing distribution systems get hot water to the tap faster, so you waste less time, water, and energy
- **Outdoor Ease** – High-performing landscapes are designed to be low-maintenance and water-efficient without sacrificing curb appeal

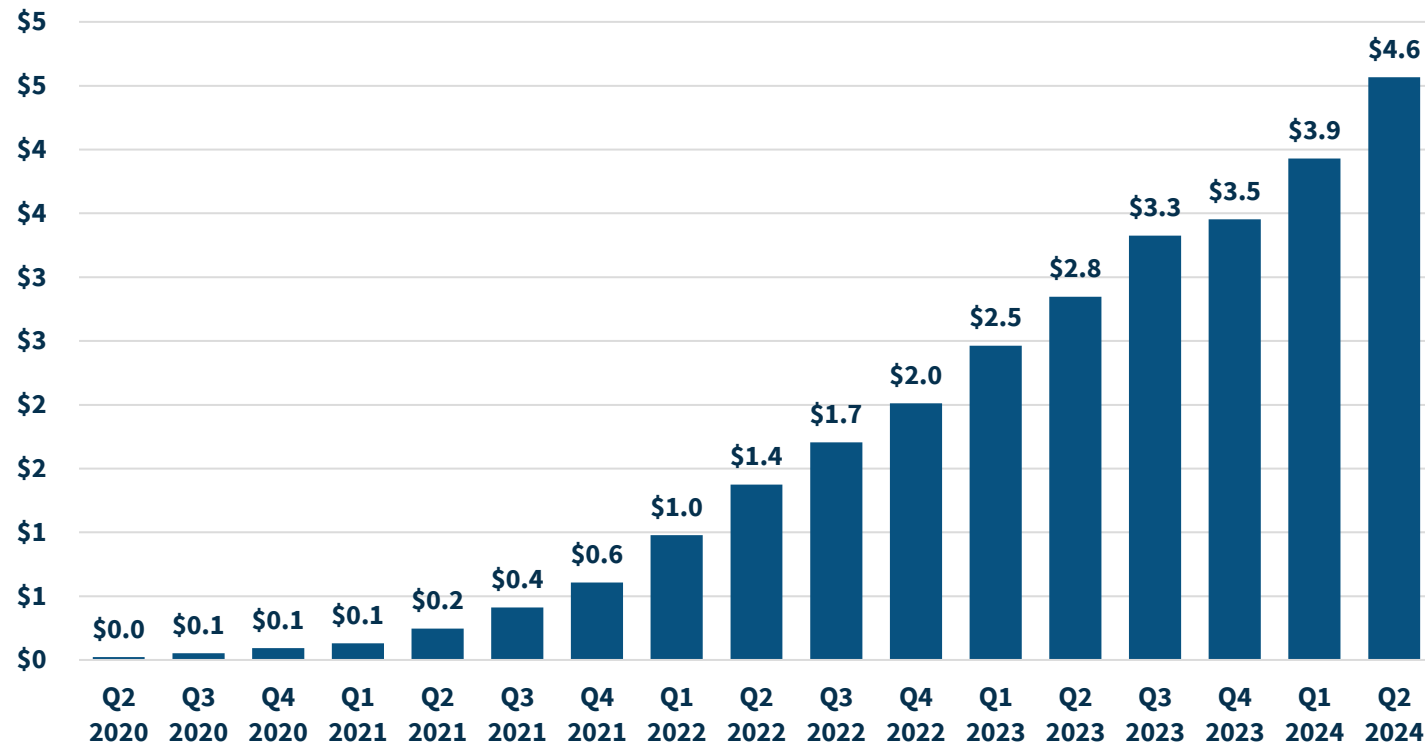
Learn more about [water certifications](#)

\*Source: U.S. Department of Energy



# Issuance and Projected Impact

Single-Family Green MBS Cumulative Issuance Volumes



## 2020 - 2023 Single-Family Projected Impact Metrics<sup>(1)</sup>

**\$231** average homeowner utility cost savings per single-family home per year

**>183 million** kilo British Thermal Units (kBtu) of source energy saved

**>8,300 metric tons** of carbon dioxide equivalent (MTCO<sub>2</sub>d) of GHG emissions prevented

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.



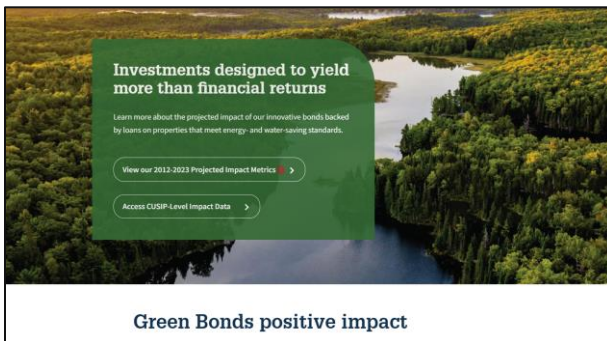
# Single-Family Green Disclosures

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

## Website

Our [website](#) provides a variety of investor resources, including:

- Green Bond Framework
- Second Opinion
- Details on eligible certifications
- CUSIP-level impact reporting



## PoolTalk®

Fannie Mae's [PoolTalk](#) tool provides transparency into our Green MBS Program. Recent enhancements include a Green Indicator and stratifications for Green Program Criteria, GBC, and Renewable Energy

3140QTNGO	
SECURITY TYPE: UMBS	ISSUE DATE: 11/01/2023
CLEAR HISTORY	
CB7590 POOL NUMBER	Fannie Mae ISSUER
6.000 WA NET INTEREST RATE	\$24,982,489.00 INVESTOR SECURITY UPB - ISSUANCE
0.91239085 SECURITY FACTOR	08/2024 SECURITY FACTOR DATE
<a href="#">DETAILS</a>   <a href="#">ALLOCATION</a>   <a href="#">COLLATERAL</a>   <a href="#">STATISTICS</a>   <a href="#">TAX F</a>	

## Bloomberg

The securities can also be identified using Bloomberg's Green Bond indicator by searching <CUSIP> MTGE GO then DES GO

FN CB7590		101-28		101-27/101-29		Yield 5.397/5.379		Coupon 6.000%		BVAL	
As of 30 Aug		Prepay 392PSA		Fannie Mae Pool		BAM TOAS 55.9					
FN CB7590 Mtge		6.979(339)10		CUSIP 3140QTNGO		Pool Level		Buy		Sell	
Summary   Comments											
Pool	FN CB7590	10	Seasoning	FNCL 6 N	As of						
Type	(CL) UMBS Conventional Conv 30 years...	1/1	Vintage	FNCL 6 2023	Issue						
Traits	30/360										
10 Seller	Multiple										
10 Pool Information	PDI										
Coupon	6.000	WAC	6.979	Orig WAC	6.983						
		WARM	339	Orig WAM	357						
		WALA	10								
13 Collateral Information   CLC											
WAOLIV	82	AOLS	407,914	Orig TPO	0.00						
WAOLIV-HPI*	81	WAOLS	456,441	Curr TPO	0.00						
WAOLTV	82	MAXLS	726,000	MCS	63.93						
WAOCS	757	WAOLT	360	MDS	0.84						
		WAODTI*	37								
10 # Loans	58	Delay	54	( 24 )							





# Why invest in our Single-Family Green Bonds?



## Rigorous Standards

Fannie Mae's Single-Family Green Bond program relies on **measurable performance in energy efficiency and water conservation.**

We developed a process to independently verify the certifications and solar offset 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 **2024 ENERGY STAR® Partner of the Year – Sustained Excellence Award** from the **U.S. Environmental Protection Agency** and **U.S. Department of Energy** for the fourth 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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