



# GreenCHOICE Mortgages<sup>SM</sup>

Our Solution for Energy-Efficient Home Improvements

Homeowners may be paying more for utilities than they should, due to poor insulation, inefficient lighting fixtures, air leaks and outdated heating and cooling systems. By reducing these costs through energy efficiency upgrades, homeowners could save money and be more comfortable in their homes. Freddie Mac GreenCHOICE Mortgages<sup>SM</sup>, our solution for energy-efficient home improvements, can help make financing these renovations easier.

## Borrowers

Borrowers can reduce utility expenses and apply those savings toward other monthly housing expenses, helping to maintain home affordability.

### With our enhanced offering, we're expanding our support for homeowners looking to:



Finance energy and water efficiency improvements or repairs through the refinance of an existing home.



Purchase a home and finance future energy and water efficiency improvements or repairs through their mortgage.

### GreenCHOICE Mortgage offers new flexibilities, including:



Ability to finance the cost of energy and/or water efficiency improvements up to 15 percent of the "as completed" value of the property.



Ability to close the mortgage prior to the completion of the improvements.



Basic energy efficiency improvements with an aggregate cost of less than or equal to \$6,500 that can be completed without obtaining an energy report.

# Lenders

## Our new flexibilities provide lenders the opportunity to:



Increase loan originations.



Deliver loans to Freddie Mac prior to the completion of the improvements.



Expand their green product offerings in the marketplace.



Offer greater housing affordability for families with low and middle-income by:

- Combining GreenCHOICE Mortgages financing with most of our fixed- or adjustable-rate mortgage offerings, including our low-down payment Home Possible® mortgage product with terms up to 30 years.
- Providing financing solutions to help pay for energy- and water- efficient improvements that can significantly lower the borrower's utility bills.
- Offering lenders cost and timesaving opportunities due to documentation flexibilities.

## For more information on our GreenCHOICE Mortgages, including complete details on our new flexibilities

- Review the *Freddie Mac Seller/Servicer Guide*, Chapter 4606.
- Visit our [Mortgage Products web page](#).
- Contact the Customer Support Contact Center (800-FREDDIE).

Plus, review our [Duty to Serve Underserved Markets Plan](#) to learn what Freddie Mac is doing for the energy efficiency market.