

The Green Addendum

– Overview –

Tips for Completing the Green Addendum

- ✓ Complete the Green Addendum **BEFORE listing your home**
- ✓ Start on the Green Addendum **as soon as possible**; you need time to gather the information you need
- ✓ **It's OK to leave sections blank** if they are not relevant or you do not have a particular data point
- ✓ If completing by hand, use a dark pen and write clearly
- ✓ **If you have any questions**, contact Vital Communities at 802-291-9100 or energy@vitalcommunities.org

WHAT is the Green Addendum?

The Green Addendum, officially the *Residential Green and Energy Efficient Addendum*, was developed by the Appraisal Institute to assist appraisers in assessing **the value of homes that are built or retrofitted to be energy efficient.**

Completing the Green Addendum is not mandatory, but highly recommended for sellers of energy efficient homes.

WHY use a Green Addendum?

Maximize Appraised Value.

Appraisers need documentation to assess the value of your home's green features. The Green Addendum is a standard format for this documentation used across the country.

Prove Your Home is the Real Deal.

Some homes only claim to be "green." Documenting your home's green features using the Green Addendum will help your home stand out and put buyers at ease.

The Green Addendum is NOT for Everyone.

Some sellers with fewer or minor energy efficient features choose to skip the Green Addendum and focus on marketing.

Sections of the Green Addendum

	TOPIC	WHO completes this page?	WHAT attachments are needed?
Page 1	Verifications	Seller	Documentation of green certifications, energy labels, or completed energy improvements
Page 2	Energy Efficiency	Hired Professional or Seller	Documentation to support claims about insulation, air tightness, and energy usage
Page 3	Solar	Solar Installer or Seller	No documentation needed if the solar installer is the one to complete and sign off on Page 3
Page 4	Location & Incentives	Seller	No documentation needed

What to do when the Green Addendum is complete

Ask your Realtor to help you attach the Green Addendum to your MLS listing, share it with prospective buyers, and share it with the lenders and appraisers working for prospective buyers.