The Green Addendum

Sharing Your Completed Green Addendum

1. Attach the Green Addendum to your MLS listing
2. Share the Green Addendum with prospective buyers (as part of the packet they receive when they tour your home)
3. Request a Green Appraiser

WHAT is a Green Appraiser? The Appraisal Institute offers Green Appraiser accreditation to home appraisers who are trained to assess the value of high performing and energy efficient homes. A registry of all Green Appraisers can be found online at myappraisalinstitute.org/findappraiser/green_sustainability_residential.aspx.

WHY Request a Green Appraiser? Fannie Mae, Freddie Mac and FHA guidelines require lenders to choose competent appraisers with the specialized knowledge required to perform a professional quality appraisal for the particular property type. As the seller of a green home, make sure your buyer’s lender knows your home is a “special property type” according to the Appraisal Institute and hires a Green Appraiser to perform the appraisal prior to closing.

WHEN to Request a Green Appraiser. As soon as possible after accepting an offer from your prospective buyer. It can take time for the buyer’s lender to locate and schedule a qualified appraiser.

HOW to Request a Green Appraiser. Ask your Realtor to:

1. Download a Lender Letter Template from vitalcommunities.org/greenrealestate
2. Attach your completed Green Addendum
3. Send to the Buyer’s Lender, directly or through their Realtor
FOR LENDERS

Dear Lender,

The home located at: __________________________________________
is a special property type. It is a green, and/or energy efficient, high-performing home as shown below:

☐ Existing home with Energy/Green Retrofits

Description of energy efficient and/or green upgrades:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

A copy of the Green and Energy Efficient Addendum form, and the energy report (if available, or two years of utility bills) should be included with the appraisal engagement letter. Fannie Mae, Freddie Mac and FHA require lenders to choose appraisers properly qualified to value the green and/or energy efficiency features of a high performing, energy efficient home in the local real estate market.

You can access a list of appraisers who may have those qualifications at the Valuation of Sustainable Buildings Professional Development Program Registry, available at:

These specially-trained appraisers have completed 28 hours of education and passed three exams. If the appraisers on your panel are not on this list, they can complete 14 education hours online to get started at:

Appraisers on this list are not required to be Appraisal Institute members but must take the required courses and pass the exams to be listed.

If you have questions, please contact:

NAME: ________________________________
PHONE: _______________________________
EMAIL ADDRESS: _______________________

The following Lender Letter Template was developed by the Appraisal Institute and can be found and downloaded at vitalcommunities.org/greenrealestate