

Save Energy and Reduce Costs with an Energy Efficient Mortgage

For most families, buying a home means achieving the American Dream. And with housing costs rising higher each year, it's more important than ever to get the most for your home-buying dollar.

After your mortgage payment, your monthly utility bill is usually your next largest housing-related expense. By spending less on your energy bills, you'll have more money available for your mortgage payments and be able to build equity in your home faster.

The home also has a major impact on the environment. In fact, many people are surprised to learn that the generation of power used by the average home produces twice as much greenhouse gas emissions as the average car.¹

An Energy Efficient Mortgage can help you finance cost-effective, energy-saving measures. These energy-saving measures will enable you to reduce your consumption of energy, lower your utility bills, clean the environment, and increase the potential re-sale value of your home. And if you are upgrading an existing home, an Energy Efficient Mortgage enables you to take advantage of state-of-the art technology without having to move.

¹ U.S. Environmental Protection Agency (EPA) and Alliance to Save Energy

Who qualifies for an Energy Efficient Mortgage?

The good news is that all home buyers who qualify for a home mortgage also qualify for an Energy Efficient Mortgage!

I Want an Energy Efficient Mortgage! What's my next step?

If you'd like to get more house for your money, reduce your consumption of energy, lower your utility bills, and help the environment, you want an Energy Efficient Mortgage. To apply and for more information, please contact:

Save Money

Conserve Energy

Live Comfortably



Why are Energy Efficient Homes Better?

- **Lower Energy Costs**

Energy efficient homes use state-of-the-art technology to get the most from the energy you use, while using less energy for heating, cooling, and water heating, as compared to a standard home. You could save up to 50 percent on home energy costs.

- **Increased Comfort**

Energy efficient homes also can mean better air quality, because improved duct systems will provide balanced airflow to all of the rooms.

- **Improved Air Quality**

In addition, because energy efficient homes use less energy, fewer emissions are created during the generation of power for your home.

What is the Difference Between Energy Efficiency and Energy Conservation?

Energy efficiency is NOT energy conservation. Efficiency does not mean adjusting your thermostat to save money while being less comfortable in your home. It enables you to live comfortably while benefiting from today's high-quality energy efficiency products and building practices.

The Value of Efficiency

	Non Energy Efficient Home	Energy Efficient Home
<i>Purchase Price</i>	\$200,000	\$203,000
<i>Borrower Contribution</i>	\$6,000	\$6,090
<i>Loan amount</i>	\$ 160,000	\$ 162,400
<i>Interest</i>	5.85%	5.85%
<i>Monthly PITI</i>	\$1,673	\$1,698
<i>Average Electric Bill</i>	\$186	\$93
<i>Total Expenses</i>	\$1,859	\$1,791
<i>Qualifying Income</i>	\$49,000	\$48,584
Monthly Savings		\$ 68

Note: This example assumes that a new energy efficient home will cost more than a standard new home. However, increasingly, builders are able to build energy efficient homes without charging an additional cost. In that case, the benefits of purchasing a home using an energy efficient mortgage would be even greater.

Is Your Existing Home Leaking Energy Dollars?

Many existing homes do not have high-quality energy efficiency products and/or state-of-the-art building techniques. If that is the case for your home, your energy bills may be much higher than necessary. If you already own or are purchasing an existing home, it's a smart investment to have a Home Energy Rating System (HERS) evaluation performed to identify cost effective, energy efficient upgrades that can be made.

Home energy rating inspections are conducted on site by a residential energy efficiency professional, also called a home rater. The rater conducts an inspection that measures the home's current energy efficiency, and recommends cost effective efficiency measures. The home buyer can then choose which of the efficiency measures to install. An Energy Efficient Mortgage will allow you to finance 100 percent of the energy efficiency upgrades, up to 15 percent of the value of the home.

Did You Know That a New Home Does Not Necessarily Mean an Energy-Efficient Home?

Many home buyers assume that a new home will incorporate state-of-the-art energy efficient technology and equipment. This is not always the case. The simple way to be sure that a new home is energy efficient is to have a Home Energy Rating System (HERS) evaluation conducted.

Home buyers can also look for the U.S. Environmental Protection Agency's (EPA) **Energy Star** logo, which specifies that the home incorporates energy-efficient products and construction. All homes that meet the **Energy Star** specifications will qualify for an Energy Efficient Mortgage.

How do I find an energy rater?

To identify certified energy raters in your state, visit the Residential Energy Services Network at www.natresnet.org.

