



The Energy Efficient Mortgage

An Energy Efficient Mortgage (EEM) is a FHA mortgage feature that allows for a borrower to acquire or refinance their home and add on the cost of energy improvements with no additional qualification restrictions. This helps the homeowner save money on utility bills by enabling them to finance the cost of the energy efficient features to a new or existing home as part of their FHA-insured home purchase or refinancing mortgage.

DETAILS:

- Offered on FHA
- Add energy efficient improvements into your loan above the purchase price
- The cost of the energy improvements that may be eligible for financing into the mortgage is the lesser of A or B as follows:
 - A. The dollar amount of cost-effective energy improvements, plus cost of report and inspections, or
 - B. The lesser of 5% of:
 - The value of the property, or
 - 115% of the median area price of a single family dwelling, or
 - 150% of the conforming Freddie Mac limit
- Combine with rebates, tax credits and cash incentives

BENEFITS:

- Live in a more comfortable home
- Increase the potential resale value
- Save money on your energy bills

ALLOWED IMPROVEMENTS:

- Dual pane windows
- Heating & Cooling
- Water Heating
- Insulation
- Weatherization
- Air Duct Sealing
- And More

CALL TODAY TO
FIND OUT MORE



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