

Exhibit G:

Annual Loan Products Narrative Reporting Template

FREDDIE MAC

AFFORDABLE HOUSING PRESERVATION

2020

LOAN PRODUCT

ACTIVITY:

7 – Financing of Energy or Water Efficiency Improvements on Single-Family Properties: Regulatory Activity

OBJECTIVE:

B – Develop Valuation Guidelines and Data Collection Requirements

ACTIONS:

Freddie Mac met our 2020 goals under this objective by continuing our efforts toward ensuring that energy-efficiency data elements are considered in the Uniform Appraisal Dataset (UAD) redesign project, which is a multi-year, joint-GSE effort. In addition, we worked to encourage lenders’ adoption of our GreenCHOICE Mortgages® product. However, the UAD project and product adoption were affected as Freddie Mac, lenders, and other industry participants shifted priorities and resources to respond to the coronavirus pandemic and the high refinance volume due to historically low interest rates.

2020 highlights:

- Freddie Mac continued to provide leadership to the Uniform Appraisal Dataset (UAD) redesign project, a joint-GSE effort that also includes input from numerous stakeholders. Of the 1,247 unique business terms within the UAD dataset, the project team previously identified 23 that pertain to energy efficiency. We continued to gather industry feedback on the energy-efficiency business terms to help ensure that stakeholders can effectively measure and report on the data being captured. The new dataset and appraisal report eventually will replace the existing forms.
- The additional guidance that we published in our Seller/Servicer Guide in December 2019 for appraising properties with energy-efficiency features became effective in February.

Objective’s components detailed in the Plan	Corresponding actions taken
1. Incorporate agreed upon energy efficiency data fields into the future redesign of the Uniform Residential Appraisal Report. (Actual completion of appraisal form redesign will be dependent	Complete to the extent possible <ul style="list-style-type: none"> • Continued to collect industry feedback on business terms related to energy-efficient features to confirm their usefulness and to gain industry buy-in. • Received feedback from Earth Advantage, Rocky Mountain Institute, RESNET, and U.S. Department of Energy plus 11 lenders, nine vendors,

<p>on the project timeline for the Uniform Mortgage Data Program®.)</p>	<p>eight appraisers/appraisal management companies, energy-efficiency and other trade associations, three additional government entities, and Fannie Mae.</p> <ul style="list-style-type: none"> • Before the GSEs, in collaboration with FHFA, set a mandatory effective date for the redesigned UAD and appraisal report, work must be completed on numerous systems, including but not limited to appraiser vendor systems, the joint-GSE Uniform Collateral Data Portal®, and Freddie Mac’s Loan Collateral Advisor® and Fannie Mae’s Collateral Underwriter®. Additional updates also must be made to the Mortgage Industry Standards Maintenance Organization’s (MISMO’s) reference model, which provides a common language for exchanging information across the mortgage finance industry. Because of the level of effort required of industry stakeholders and the current focus on pandemic response, a rollout date for the new data fields and UAD has not been set.
<p>2. Provide updated appraisal guidance on properties with energy efficiency features through a Seller/Servicer Guide update. (Issuance of any guidance will be dependent on completion of appraisal form enhancement).</p>	<p>Complete</p> <ul style="list-style-type: none"> • Published expanded valuation guidance for properties with solar panels, energy-efficiency improvements, and/or water-efficiency improvements in our Seller/Servicer Guide on December 4, 2019. Completed this action last year, ahead of schedule. • Included the option to use the Appraisal Institute’s Residential Green and Energy Efficient Addendum (AIRGEEA) in the appraisal process, effective for mortgages with settlement dates on or after February 4, 2020. Collaborated with the Appraisal Institute to update the AIRGEEA to align the data to be collected for properties with solar panels. • The AIRGEEA captures data used in our research and proposed for inclusion in future versions of the UAD.
<p>3. Work with lenders included in the appraisal addendum pilot to transition to the new appraisal guidance by providing technical support and dedicated assistance (This item assumes implementation of updated appraisal form happens as scheduled).</p>	<p>Complete</p> <ul style="list-style-type: none"> • To maximize market impact, published the guidance in our Seller/Servicer Guide on December 4, 2019, in lieu of a pilot. • The guidelines went into effect on February 4, 2020.
<p>4. If there are implementation delays, expand and continue the use of interim appraisal addendums to collect energy efficiency property information during the appraisal process to additional lenders.</p>	<p>Complete</p> <ul style="list-style-type: none"> • Updated our Seller/Servicer Guide in December 2019 to include expanded guidelines and requirements for collecting energy-efficiency information during the mortgage underwriting process, including the option to use the AIREEGA, effective for mortgages with settlement dates on or after February 4, 2020. • By publishing the Guide update, also laid the foundation for appraisers to gain technical expertise in appraising energy-efficient properties and experience in gathering energy-efficiency data at the transaction level before UAD requirements go into effect.

SELF-ASSESSMENT RATING OF PROGRESS:

- Objective met
- Objective exceeded

- Objective partially completed:
 - 75-99% (substantial amount)
 - 50-74% (limited amount)
 - 25-49% (minimal amount)
 - 1-24% (less than a minimal amount)
- No milestones achieved

PARTIAL CREDIT JUSTIFICATION:

Not applicable

IMPACT:

- 50 – Substantial Impact
- 40
- 30 – Meaningful Impact
- 20
- 10 – Minimal Impact
- 0 – No Impact

IMPACT EXPLANATION:

1. How and to what extent were actions under this objective impactful in addressing underserved market needs, or in laying the foundation for future impact in addressing underserved market needs?

Freddie Mac’s leadership in this area laid the foundation for significant impact on this market as we continued to develop a robust, industry-standard approach to the valuation of energy-efficient properties and to increase appraisers’ technical expertise in appraising them. Our efforts contributed to filling significant market gaps.

Having secured the UAD project team’s agreement earlier on energy-efficiency business terms, we gained broader industry buy-in through our outreach in 2020. Input from the spectrum of stakeholders will help ensure that the right data points are included in future versions of the UAD, which will help Freddie Mac and other industry stakeholders collect energy-efficiency data at the property level. By aligning our actions to the Uniform Mortgage Data Program project, we are ensuring broader standardization of data.

Work completed over the Plan cycle began to yield intended benefits in 2020. While implementation of the new UAD remains at least a year off, Freddie Mac began to collect loan-level energy-efficiency data in 2020. Our expanded valuation guidance for properties with solar panels, energy-efficiency improvements, and/or water-efficiency improvements and on use of the AIRGEEA in the appraisal process became effective; it collects the same data used in our 2019 research and proposed for the UAD. Also, appraisers are gaining expertise in appraising energy-efficient properties and experience in gathering energy-efficiency data at the transaction level even before UAD requirements go into effect. Our early adoption also gives the Appraisal Institute and similar entities the chance to include our revised guidelines in their curricula now and begin to increase appraisers’ capabilities.

Rolling out energy-efficiency business terms in the UAD will be transformational. It will standardize collection of this data across the industry and help make more transaction-level data available going forward. This will improve the accuracy of appraising and underwriting homes with energy-efficient features as well as increase understanding of how those features contribute to property values and loan performance. It also will inform

underwriting policies. In turn, lenders will gain confidence in financing energy-efficient homes and energy-efficiency improvements that can make homes more affordable over time.

Our research showed that an energy-efficient home not only can be more affordable while a borrower owns the home, but also sells for a higher price than a home that is not energy efficient. Identifying the level of energy efficiency unlocks more value in the homeowner's investment, further increasing wealth for many low- and moderate-income families.

2. What did the Enterprise learn from its work about the nature of underserved market needs and how to address them?

We learned that mortgages used to finance energy-efficient homes may be eligible for securitization as green bonds. Green bonds have been attracting attention for some time, being a key element in the development and growth of sustainable—or environmental, social, and governance—fixed-income investment instruments. Green bonds experienced a growth spurt in 2020, with the market heading toward \$1 trillion, according to data from the Climate Bonds Initiative and Bloomberg.

3. Optional: If applicable, why were all components of this objective not completed?

Not applicable

Exhibit C:

Second Quarter Loan Products Narrative Reporting Template

FREDDIE MAC

AFFORDABLE HOUSING PRESERVATION

Q2: JANUARY-JUNE 2020

LOAN PRODUCT

ACTIVITY:

7 - Financing of Energy or Water Efficiency Improvements on Single-Family Properties: Regulatory Activity

OBJECTIVE:

B - Develop Valuation Guidelines and Data Collection

ACTIONS:

Freddie Mac made progress toward our goals under this objective, helping to address two significant gaps in the valuation of energy-efficient properties: the lack of available property-level data at the transaction level and appraisers' limited technical expertise in appraising energy-efficient properties.

In the first half of 2020:

- Freddie Mac continued to provide leadership to the Uniform Appraisal Dataset (UAD) redesign project, a joint-GSE effort that also includes input from numerous stakeholders. Of the 1,247 unique business terms within the UAD data set, the project team previously identified 23 that pertain to energy efficiency. We continued to gather industry feedback on the energy-efficiency business terms to help ensure that stakeholders can effectively measure and report on the data being captured. The new dataset and appraisal report eventually will replace the existing forms.
- The additional guidance that we published in our Seller/Servicer Guide in December 2019 for appraising properties with energy-efficiency features became effective in February.

Action	2020 Achievements through Q2
<p>1) Incorporate agreed upon energy efficiency data fields into the future redesign of the Uniform Residential Appraisal Report. (Actual completion of appraisal form redesign will be dependent on the project timeline for the Uniform Mortgage Data Program®.)</p>	<p>In progress</p> <ul style="list-style-type: none"> • Continued to collect industry feedback on business terms related to energy-efficient features to confirm their usefulness and to gain industry buy-in. • Received feedback from Earth Advantage, Rocky Mountain Institute, RESNET, and U.S. Department of Energy plus 11 lenders, nine vendors, eight appraisers/appraisal management companies, energy-efficiency and other trade associations, three additional government entities, and Fannie Mae. • Before the GSEs, in collaboration with FHFA, set a mandatory effective date for the redesigned UAD and appraisal report, work must be completed on numerous systems, including but not limited to appraiser vendor systems, the joint-GSE Uniform Collateral Data Portal®, and Freddie Mac's Loan Collateral Advisor® and Fannie Mae's

	<p>Collateral Underwriter®. Additional updates also must be made to the Mortgage Industry Standards Maintenance Organization’s (MISMO’s) reference model, which provides a common language for exchanging information across the mortgage finance industry. Because of the level of effort required of industry stakeholders and the current focus on pandemic response, a rollout date for the new data fields and UAD has not been set.</p>
<p>2) Provide updated appraisal guidance on properties with energy efficiency features through a Seller/Servicer Guide update. (Issuance of any guidance will be dependent on completion of appraisal form enhancement.)</p>	<p>Complete</p> <ul style="list-style-type: none"> • Published expanded valuation guidance for properties with solar panels, energy-efficiency improvements, and/or water-efficiency improvements in our Seller/Servicer Guide on December 4, 2019. Completed this action last year, ahead of schedule. • Included the option to use the Appraisal Institute’s Residential Green and Energy Efficient Addendum (AIRGEEA) in the appraisal process, effective for mortgages with settlement dates on or after February 4, 2020. Collaborated with the Appraisal Institute to update the AIRGEEA to align the data to be collected for properties with solar panels. • The AIRGEEA captures data used in our research and proposed for inclusion in future versions of the UAD.
<p>3) Work with lenders included in the appraisal addendum pilot to transition to the new appraisal guidance by providing technical support and dedicated assistance. (This item assumes implementation of updated appraisal form happens as scheduled.)</p>	<p>Complete</p> <ul style="list-style-type: none"> • To maximize market impact, published the guidance in our Seller/Servicer Guide on December 4, 2019, in lieu of a pilot. • The guidelines went into effect on February 4, 2020.
<p>4) If there are implementation delays, expand and continue the use of interim appraisal addendums to collect energy efficiency property information during the appraisal process to additional lenders.</p>	<p>Complete</p> <ul style="list-style-type: none"> • Updated our Seller/Servicer Guide in December 2019 to include expanded guidelines and requirements for collecting energy-efficiency information during the mortgage underwriting process, including the option to use the AIREEGA, effective for mortgages with settlement dates on or after February 4, 2020. • By publishing the Guide update, also laid the foundation for appraisers to gain technical expertise in appraising energy-efficient properties and experience in gathering energy-efficiency data at the transaction level before UAD requirements go into effect.

SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the reporting period.

- On-target to meet or exceed the objective
- Progress delayed and/or partial completion of the objective expected
- Unlikely to achieve any milestones of the objective

ADDITIONAL INFORMATION (IF APPLICABLE):

Not applicable