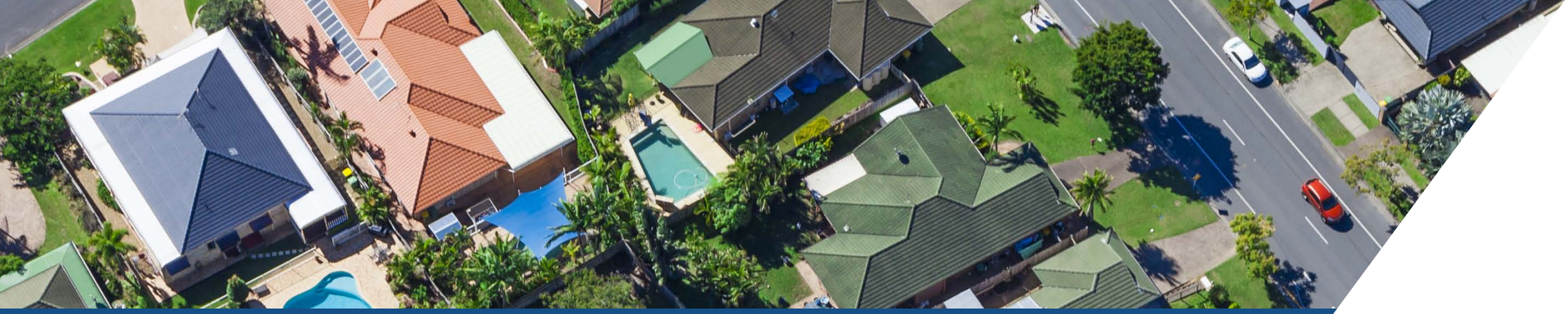
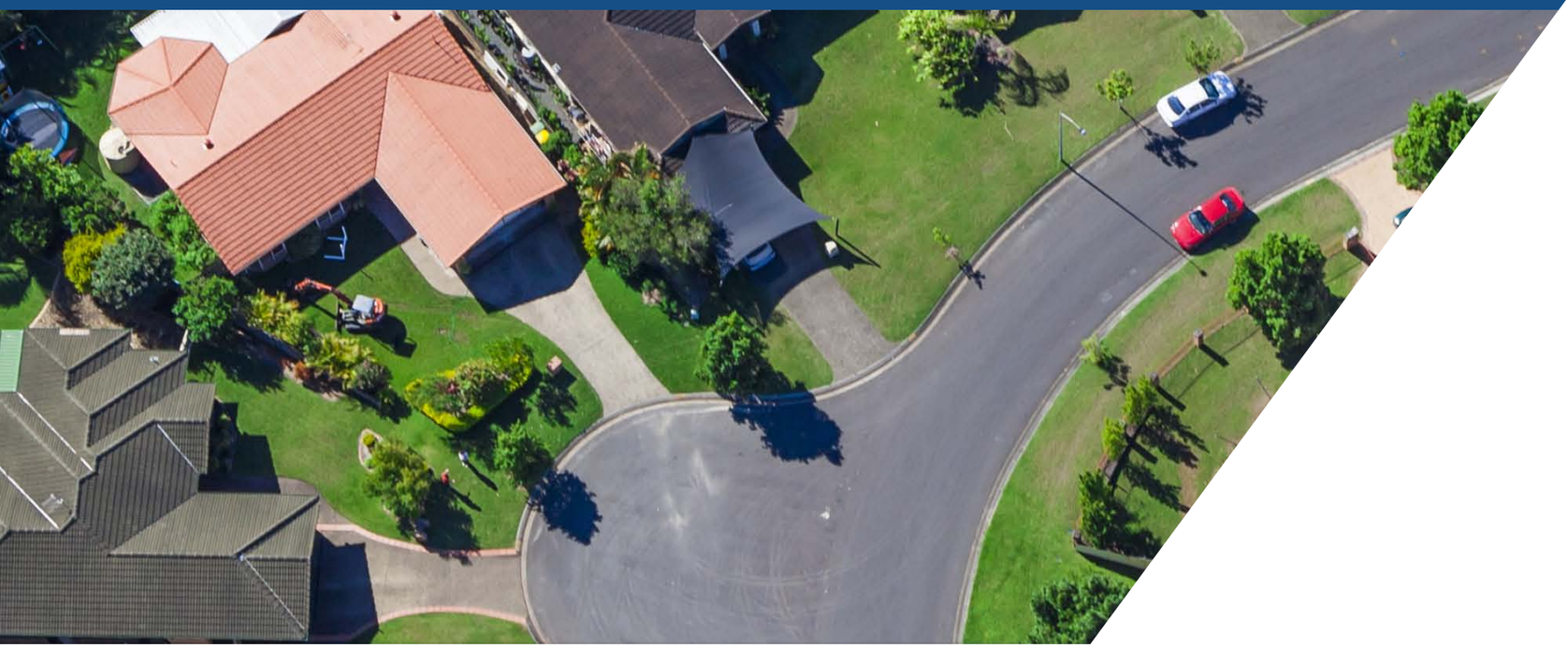


Home Energy Information Guide

Taking Verified Data Through The MLS To The Consumer



Created in Partnership

with the

U.S. Department of Energy's
Home Energy Information Accelerator

by

Council of Multiple Listing Services

and

National Association of REALTORS®

Real Estate Standards Organization

CMLS Council of Multiple Listing Services

CRT LABS

U.S. DEPARTMENT OF ENERGY

NATIONAL ASSOCIATION of REALTORS®

RESO

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An online version of this guide can be found at: https://betterbuildingssolutioncenter.energy.gov/accelerators/home-energy-information under "Publications."

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Making The Invisible Visible: Illuminating The Value of Home Energy

Section 1

Making The Invisible Visible: Illuminating The Value of Home Energy

MAKING THE INVISIBLE VISIBLE

1. **Seventy percent of households report energy efficiency is important**
2. **Most efficiency investments deliver benefits that are invisible to buyers**
3. **Seventy-one percent of homebuyers said energy efficiency ratings are important**
4. **MLSs can meet consumer demands and real estate professional needs**

Although energy efficiency is an important feature to homeowners and buyers, it is often invisible in the real estate transaction. According to the Demand Institute's Housing Satisfaction Gap Report, over 70 percent of households report that energy efficiency is important, but only 35 percent are satisfied with their current home's performance. This indicates a significant opportunity to improve homeowner satisfaction. In fact, energy efficiency was identified as being responsible for the widest satisfaction gap among more than 10,000 households surveyed. The report shows that increased desire for energy efficiency may drive renovations among homeowners and buyers.

Efficiency investments face a challenge in that they are not visible to buyers like new countertops or a remodeled bathroom. When improvements are done well, they are completely out of sight in attics or behind walls, with benefits that only become obvious after living in the home. This guide helps real estate professionals and Multiple Listing Services make the value of efficiency investments visible to homeowners and buyers, even if the projects themselves are neatly hidden. Real estate professionals can help homeowners see energy investments that improve their living experiences at home and increase resale value.

The National Association of REALTORS®'s (NAR) REALTORS® And Sustainability Report shows that interest in energy efficiency has grown: 71 percent of respondents said promoting efficiency in listings is very or somewhat valuable, and over half reported that clients are interested in sustainability. Listing agents, buyer's agents, lenders, and appraisers can benefit from an increasing interest in energy efficiency by providing access to verified home energy information. While this new topic can raise questions about liability related to disclosing potentially inaccurate or misleading information, organizing verified energy information in standardized ways can help lessen these concerns.

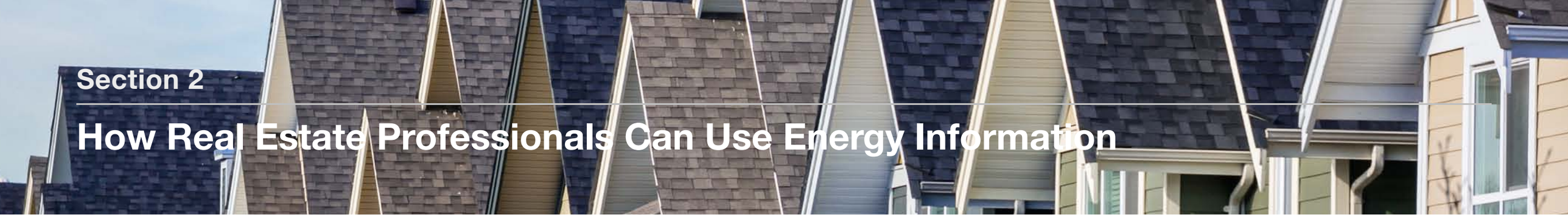
Multiple Listing Services (MLSs) are especially suited to address such concerns by providing energy efficiency information that is verified by a trusted third party, by having clear definitions of thresholds associated with the verification, and by ensuring transparency related to the quality assurance process behind each verification. The open flow of verified home energy information means the information sources are transparent, the pathway to confirm specific questions and details is clear, and professionals can be confident when they work with a housing product that includes verified energy efficiency data.

In fact, markets are most efficient when buyers and sellers can easily access all relevant information. Including information on a home's energy features in the MLS reduces market failures by informing homeowners and buyers of these investments' true value. Informed buyers and sellers can then evaluate a home's energy features and mutually agree upon the value.

MLSs have an opportunity to meet both consumer demands and real estate professional needs for home energy information. By increasing the visibility of reliable home energy information within real estate transactions, the industry can address growing demand for efficient homes, promote consumer investment in related features and systems, and make transactions more efficient while mitigating concerns over liability.

This guide outlines several types of verified home energy information available to consumers, how to use this information, and how MLSs can incorporate this data while meeting the Real Estate Standards Organization's (RESO) standards. It is divided into two sections. The first section of the guide discusses types of verified energy information and how to use it with homebuyers and sellers. The second section is directed toward MLS managers and focuses on how to meet RESO Silver Certification standards for green verifications.

How Real Estate Professionals Can Use Home Energy Information



Section 2

How Real Estate Professionals Can Use Energy Information

FOR REAL ESTATE PROFESSIONALS

1. **Homeowners, buyers and renters want to live in homes that are comfortable, safe, and affordable**
2. **Listing home energy information in a standardized way is a first step**
3. **Verified energy information elevates homebuyer confidence**

If your local Multiple Listing Service (MLS) has included RESO-compliant green verification fields, then real estate practitioners or other real estate professionals such as appraisers and lenders can use these fields to bring home energy information to their clients. However, listing home energy information in a standardized way is only the first step. The real estate community must also understand this information to appropriately appraise the value of home energy features and educate clients. This section prepares real estate practitioners to understand the types of verified home energy information in the marketplace and their potential value to the real estate transaction.

Home energy information is considered “verified” if it is collected by a third-party organization, has clear definitions of thresholds associated with the verification, and is transparent about the quality assurance process behind each verification. With up-to-date, verified energy information, real estate practitioners can feel confident that they are presenting quality information to homebuyers. However, it is important to note that verified energy information is an umbrella term for a few types of documentation. There are three main categories: green certifications, energy labels, and verified energy improvements.

Why it Matters

Homeowners, buyers, and renters all want to live in homes that are comfortable, safe, and affordable to purchase and maintain. Energy features play a vital role in making a home an enjoyable and affordable place to live. Homes that are drafty, cold in the winter, hot in the summer, and expensive to run leave residents struggling to choose between staying comfortable and paying their bills. For many, energy bills can reach unexpected heights: according to the U.S. Census, in 2013 energy costs averaged $2,500 per year for households, which was higher than either property tax or insurance.

By contrast, a home with ample insulation and energy-efficient equipment has a better chance to keep residents happy and healthy. Real estate professionals are uniquely poised to provide reliable energy information to their clients and help them make an informed and rewarding home purchasing decision.

NAR's 2016 Profile of Homebuyers and Sellers shows 84 percent of homeowners find home energy features and their associated costs somewhat or very important. Luckily, any homeowner can make cost-effective investments in their home's energy performance and use available verifications to ensure improvements are recognized when it comes time to sell. According to Hanley Wood's "Cost vs. Value" Report (2016), out of thirty home improvement projects studied, attic insulation averaged the cheapest upgrade at $1,268 as well as the highest return on investment at 116.9%. As an added benefit, NAR's Remodeling Impact Report (2015) shows that energy upgrades are good investments that bring both financial relief and joy.

If your local MLS has not yet incorporated standard green verification fields, then review the next section (How MLSs Can Make Home Energy Information RESO-Compliant) and encourage the adoption of RESO-compliant green fields.

This document also provides additional resources on how to provide verified home energy information to homeowners and homebuyers even if your MLS has not yet achieved RESO Silver Certification for green fields.

Types of Verifications

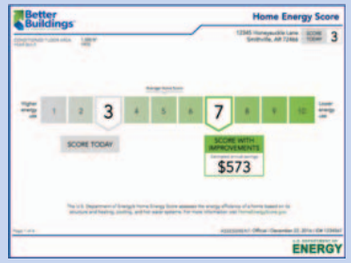
Energy-related documentation is considered verified if the associated program requires quality assurance and third-party verification. Comparing home energy product verifications to product verifications in the food industry may help clients understand how each verification plays a role in the marketplace.

Green Certifications: Recognition through Thresholds. Some verification programs recognize homes for achieving specific thresholds of energy features. If a home's verification requires a threshold be met, then it is a certification. Programs can define the threshold in terms of the home's construction, equipment installed, or performance standards achieved. Thresholds may also require the home to undergo testing based on specified standards and demonstrate that they exceed minimum levels of overall home performance. Some certifications also include a rating achievement above the minimum threshold (silver, gold, emerald, etc.). The best source to confirm threshold standards is the specific sponsoring organization. Green certification programs include the U.S. Green Building Council's (USGBC) LEED Certified Homes, U.S. EPA's ENERGY STAR Certified New Homes, National Green Building Standard (NGBS) New Green Homes, and Passive House. These and others are detailed on page 22.

Parallel product in the food industry: **USDA's Certified Organic sticker.** Food items must achieve specific standards to be certified organic, similar to a home's minimum threshold of energy features or performance.

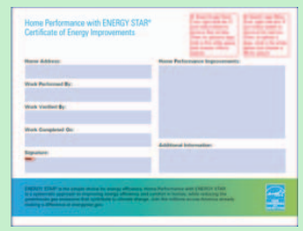
An online version of this guide can be found at: https://betterbuildingssolutioncenter.energy.gov/accelerators/home-energy-information under "Publications."

Energy Labels: Rating a Home's Energy Features. While only some homes are qualified to hold green certifications, any home can provide verified energy information through an energy label. A home does not need to meet certain criteria or make certain energy improvements to have an energy label. Labels disclose a home's energy assets and indicate how much energy a home is likely to use. Labels can provide a numeric score or rating to compare homes to an average or accepted standard. For example, RESNET's HERS rating compares a home's assets to those of a new code home, while DOE's Home Energy Score compares a home's estimated energy use to that of average U.S. homes.



Parallel product in the food industry: **Nutrition Facts**. Any food item can feature this label to clarify its contents and overall impact on health. Energy labels provide information about a home in a similarly standardized way.

Verified Energy Improvements. Identifying a home's energy improvement process. Some homeowners want to include proof of their energy investments in the MLS. If homeowners have documentation showing their energy investments through a third-party verifier, then this information can also be included in the MLS as a green verification. Verified energy improvements do not guarantee a minimum threshold or level of performance was achieved, but do show buyers and appraisers investments that have been made. For example, homes that have undergone improvements through the Home Performance with ENERGY STAR program can showcase their investment through this program's "Certificate of Completion".



Parallel product in the food industry: **Reduced Fat products**. A company can show it has made improvements on a recipe to reduce fat or sugar from a previous version. While it does not guarantee the product is now "healthy," it does show how improvements have been made.

An online version of this guide can be found at: https://betterbuildingssolutioncenter.energy.gov/accelerators/home-energy-information under "Publications."

How To Incorporate As A Real Estate Professional

Real estate professionals can play a vital role in clarifying energy information to their clients and providing data that will help them make an informed home purchase. Below are specific ways real estate practitioners can help buyers and sellers in their area.

When Listing a Home. Include information about the home's energy features in the MLS. This information can improve the home's desirability by showcasing its efficiency features. By using standardized green fields, professionals can easily and reliably search for homes with green features, certifications, or ratings. Including home performance data in the MLS also allows appraisers and other industry professionals to more quickly access green listing information, ultimately helping improve the appraisal process and valuation of verified green homes.

Your MLS may have green fields such as the ones described on page ten. You can also add energy information in the remarks section of the listing. Have a conversation with the homeowner to determine if they have any documentation that verifies energy investments they have made, or shows the status of their home's

Studies show that homebuyers want to know about home performance.

Many studies have found that when homes are certified energy efficient, they tend to sell for a significant premium and faster than similar, non-certified homes. A study by Elevate Energy (2015) found that homes with disclosed energy costs – even when those costs were high – closed at a higher percentage of the asking price and spent less time on the market than those that did not disclose energy costs.

In 2016, a Dunsky Energy Consulting review of labeling programs in the European Union, Australia, and Canada found that that poor energy ratings inform the energy upgrades rather than discourage the sale. Homebuyers appreciate having as much information as possible when purchasing a home, and green verifications help provide this information.

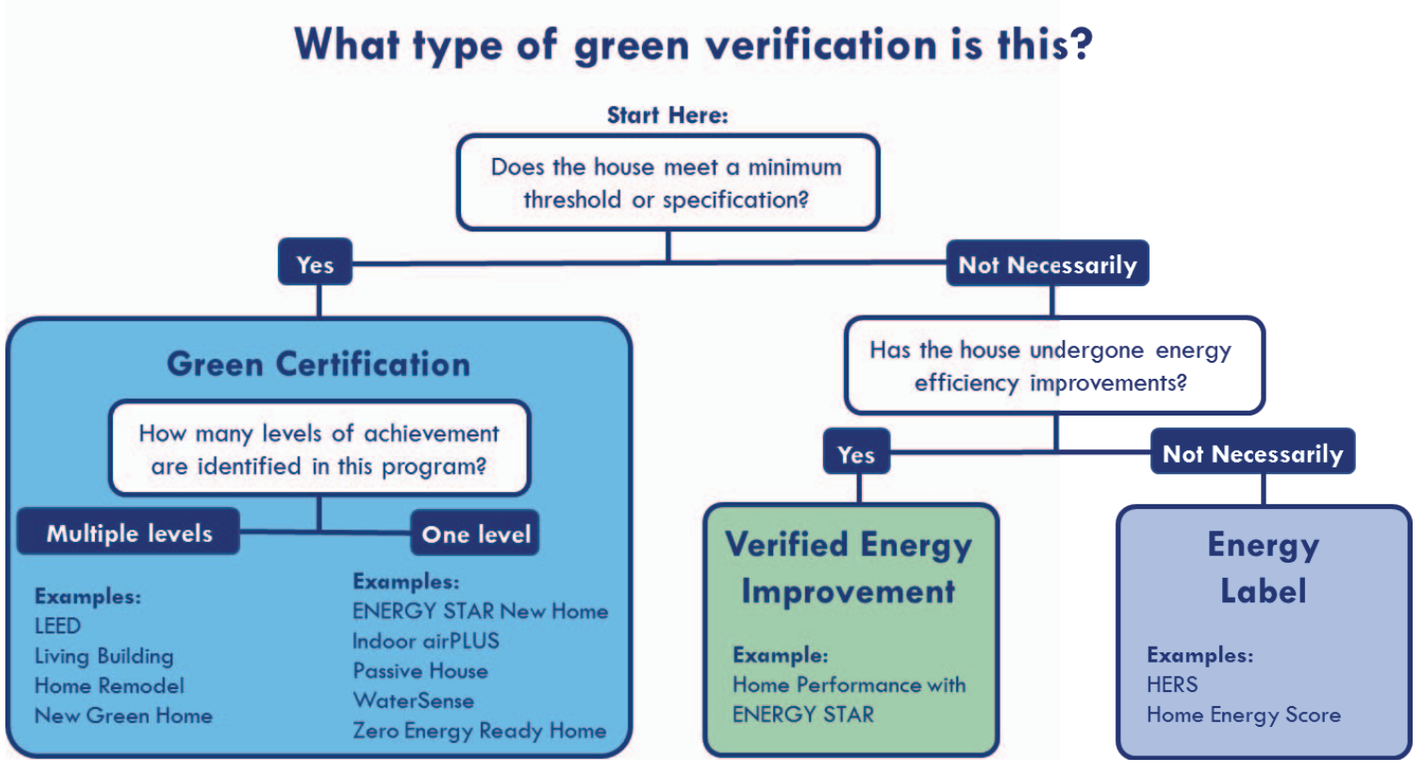
energy features. If they show you a verification document, use the flow chart below to determine what type of energy information it provides. By getting the answers to a few key questions about the home and its verification, you can ensure the information is conveyed appropriately.

For example: Does the document say that the home meets a minimum threshold or specification, or not necessarily? Does it verify that the home has undergone efficiency improvements? Answering these questions will help you better understand the verifying document. Finally, encourage the appraiser to use the Appraisal Institute's Residential Green and Energy Efficient Addendum to account for energy information in the home's valuation.

When Advising a Homebuyer. Encourage homebuyers to consider a home's energy features, and if possible, get an energy label for a home they are interested in purchasing. This information will help them determine which energy investments will be most cost-effective once they move in, and ultimately help them have a more enjoyable experience in their new home. Homebuyers should also be aware of financing options that may help them afford energy efficient homes or pay for efficiency improvements.

Energy labels can be used to help borrowers qualify for attractive energy-related loan products offered by the Federal Housing Administration (FHA), Fannie Mae, and Freddie Mac.

Homeowners tend to make most investments in their homes within the first two years of ownership. Giving homeowners all relevant information up front helps them make wise decisions. If homebuyers plan to make energy improvements to a home without seeking a certificate, encourage them to keep documentation – through an energy label or verified improvements – to help showcase the energy improvements for a future sale.



Additional Resources

CMLS Green Sheet: Automated Efficiency Models. Created by the Council of Multiple Listing Services, this fact sheet gives an overview of Automated Efficiency Models (AEMs), which use public record data and proprietary algorithms to estimate a home's annual energy use and costs. While outside the scope of this guide, AEMs are an important tool to be aware of as their use grows in the real estate industry.

Energy Efficiency for Real Estate Professionals. Created by the U.S. Department of Energy (DOE), this presentation conveys the value of energy efficiency information and provides resources for real estate professionals for further learning. This presentation compiles research about the value of certified energy efficient homes at time of sale and about the DOE's Home Energy Score.

NAR's Green Designation Program. Created by the National Association of REALTORS®'s Green Resource Council, this professional credential program teaches real estate agents about energy efficiency and sustainability in existing and new homes through 12 hours of course work. Through this designation, agents learn to identify client preferences that align with the benefits of resource efficiency, how to guide clients to make greener choices when upgrading existing homes, and how new construction homes can meet and exceed green standards.

Residential Green and Energy Efficient Addendum. Created by the Appraisal Institute, appraisers should use this form to appropriately value a home's green and energy-related features at the time of sale. The newest form has been updated to be RESO-compliant and blend easily with information conveyed in a home's MLS listing.

Valuation of Green and High-Performance Property: One- to Four-Unit Residential. Created by the Appraisal Practices Board (APB) of the Appraisal Foundation, this document provides voluntary guidance on recognized valuation methods and techniques. Appraisers can use this document to familiarize themselves with appraisal techniques for energy efficient and renewable energy features.

How MLSs Can Make Home Energy Information RESO-Compliant

Section 3

How MLSs Make Energy Information RESO-Compliant

FOR RESO COMPLIANCE

1. **Liability mitigation relies on listing transparency and attributed sources**
2. **RESO already provides a suite of fields for verified home energy information**
3. **Green verification was introduced in the earliest version of the data dictionary**

Many MLS operators are making an effort to mitigate liability concerns related to home energy information. The key to avoiding liability relies on building transparency into the listing by expressly stating where the information is coming from. The RESO data dictionary allows for this by including a suite of fields for verified home energy information.

The cornerstone of the design is that multiple fields are grouped together to present critical details about green verifications, while keeping data entry simple and straightforward. When the fields are used in combination, they easily and effectively represent home energy information in a consistent way while reducing the possibility of data entry errors. Such standards improve the usability of home energy information in the MLS listing and in the real estate transaction.

RESO's data dictionary — sometimes referred to as the "Rosetta Stone" for the real estate industry — defines standard fields used by all multiple listing services (MLS) owned by Boards of REALTORS® as well as other MLSs and vendors. If an MLS includes green verification information in its listings, the data must be RESO-compliant by January 2018. This suite of fields is also the pathway to RESO Silver Certification compliance, which is required of most MLSs by 2018.

RESO has included a grouping of fields with names beginning with “Green Verification” since the earliest version of the data dictionary. Published in July 2016, version 1.5 has grown to include nine fields under the “Green Verification” category, which can be found in the “Property” section of the dictionary. The nine fields allow for MLSs to include vital information about home energy information in the MLS listing. These fields are described in the table on the next page.

Why it Matters

MLSs create a vital marketplace for the communities they serve and provide essential information to ensure an efficient real estate market. The tools, data, and information made available to MLS members serve as the backbone for what is accessible to homebuyers and sellers. Home energy features are simply another type of information that blends well with the data already made accessible through MLSs.

So that home energy information can be included in a meaningful way, MLSs should voluntarily use accepted data standards that are easy for real estate professionals to explain. This way, home sellers can choose to showcase their home’s energy features in a listing, and buyer’s agents can help homebuyers understand this information. The easiest way for MLSs to do this is to update existing green fields to meet RESO’s Data Dictionary Silver Certification or to add new fields according to those guidelines.

RESO Data Dictionary Green Fields & Definitions v1.5

Data Field	Definition (v1.5)	Example(s)
Green Verification Program	The name of the verification or certification awarded to a new or pre-existing residential or commercial structure. If more than one certification has been awarded, leverage multiple iterations of the green verification fields via the repeating element method.	LEED Home Energy Score Home Energy Rating System (HERS) Home Performance with ENERGY STAR
Green Verification [Type] Body	The name of the organization providing the green verification. A private sector organization or government agency runs each green verification program.	LEED: U.S. Green Building Council Zero Energy Ready: U.S. Department of Energy HERS: RESNET
Green Verification [Type] Year	The year the verification was awarded. This is important in case the home has undergone significant changes since this year that may jeopardize its status.	2013
Green Verification [Type] Rating	The level of the home's energy efficiency expressed in a qualitative value, according to the Green Verification Program. Many green verification programs have rating systems that provide an indication of the home's level of energy efficiency.	LEED: Certified, Silver, Gold, Platinum NGBS New Homes: Bronze, Silver, Gold, Emerald
Green Verification [Type] Metric	The level of the home's energy efficiency expressed in a quantitative value, according to the Green Verification Program. Many green verification programs have rating systems that provide an indication of the home's level of energy efficiency.	HERS: Whole number typically ranging from 0 to 150 (lowest is most efficient) Home Energy Score: 1 to 10 (highest is most efficient)
Green Verification [Type] Version	The version of the verification that was awarded. Some rating programs have a year, a version, or both.	V2017 V.1.2

RESO Data Dictionary Green Fields & Definitions v1.5

Green Verification [Type] Status	Indicates the actual or target rating at the time of listing. Some verification programs include a multi-step process that may begin with plans and specs, involve testing or submission of building specifications, and include a final verification step. When ratings are involved, it is not uncommon for the final rating to be either higher or lower than the target preliminary rating. Sometimes the final approval is only available after sale and occupancy. This field reflects information that is available at the time of listing and should be confirmed by the buyer to limit liability concerns.	HERS: Sampling Rating, Projected Rating, Confirmed Rating
Green Verification [Type] Source	The source of the verified home energy information. This may show a drop-down menu of options showing potential sources to help limit liability concerns.	Verification Document (uploaded) Program Verifier/Assessor Public Record
Green Verification [Type] URL	Link to the property's rating or scoring details directly from and hosted by the sponsoring body of the program. Should provide thorough details, such as what features were assessed and the results. Because some programs do not have capabilities to share a URL to a property's rating or certification, we suggest including a URL link to the program's general website in this case.	http://hescore-pnnl-label-pr.s3.amazonaws.com/hes_label_x5P6F.pdf

How To Incorporate As An MLS

MLSs use "vertical implementation" to line up relevant fields and code them together to make the presentation of information easier for the user to understand. Vertical implementation also allows for the field groupings to be repeated with the same look and feel, making the system easier to navigate.

Real estate professionals may use MLS vertical implementation for room details without even realizing it. For example, the room field grouping may be presented once to represent a kitchen, then be repeated to represent a living room and for each bedroom in the home. The MLS presents a label to indicate the rooms one at a time and prompts the user to enter the relevant information and then move on to repeat this data entry for all the rooms in the home.

Using the "Green Verification" naming schema, nine fields can be combined in a vertical implementation to represent home energy information. Just like a listing agent can select "Kitchen" as "Room [Type]" and be prompted for all the related additional fields, the same grouping approach can be applied for "Green Verification [Type]".

MLSs can repeat the fields to communicate multiple types of verified home energy information as available. The table below provides an overview of how fields in the "Green Verification" category can be grouped to represent certifications, labels or verified energy improvements.

Using the vertical integration schemas, MLSs can apply various field entry types to ensure data is entered in a standardized way, making it easy for real estate professionals to understand and for the data to be easily transferred between sources. These are outlined in the table below and the color-coded scheme established here is used in the following tables.

Color and Acronym	Description
DM	Drop-down menu entry type. Professional can choose from list of values.
AP	Auto-population entry type. Value appears automatically based on previously selected type.
AP or DM	Drop-down menu or auto-population entry type. Depends on the specific verification and whether it has multiple options for this category or only one option.
TF	Text field entry type. Professional can enter value as appropriate from green verification.
N/A	Not Applicable entry type. MLS Schema should not include this field in vertical implementation strategy.

Integrating Green Verifications into the MLS. For appropriate and accurate information about green verifications to be entered for each home's listing, the MLS must be organized with the correct data fields. The table below describes the vertical implementation needs for the MLS based on the type of green verification being entered. For more information about green verification types, see the section "How Real Estate Professionals Can Use Home Energy Information" in this document.

Verified Energy Information Type	RESO Data Dictionary	Vertical Implementation Needs for MLS Schema								
		Program	Body	Year	Rating	Metric	Version	Status	Source	URL
Green Certification	Verification with Rating	DM	AP	TF	AP or DM	N/A	AP or DM	AP or DM	DM	TF
Energy Label	Verification with Metric	DM	AP	TF	N/A	TF	DM	DM	DM	TF
Verified Energy Improvements	No Rating / Metric	DM	AP	TF	N/A	N/A	DM	AP	DM	TF

The following tables provide text and values that should become available either in drop-down menus or through auto-population after a given program has been selected. This guide includes an overview of some of the many national verification programs that exist in the marketplace, and uses them as examples to explain the RESO data dictionary fields. Local MLSs should determine which programs to include in their listings based on local presence and potential for growth in their jurisdiction. Remember that there may be very robust local or regional programs that should also be included.

Verified Energy Improvements with Auto-Pop and Drop-down Menu Entry Values

Program	Body	Year	Version	Status	Source	URL
Home Performance with ENERGY STAR	U.S. DOE	2006 or after	V1	Verified	**Drop-down Menu:** Administrator • Assessor • Builder • Contractor or Installer • Other • Owner • Program Sponsor • Program Verifier • Public Records • See Remarks	ENERGY STAR Home Performance

Energy Labels with Auto-Pop and Drop-down Menu Entry Values

Program	Body	Year	Metric	Version	Status	Source	URL
HERS	RESNET	2005 or after	Help Text: Whole number typically from 0 to 150	V1	Sampling Rating Projected Rating Confirmed Rating	**Drop-down Menu:** Administrator • Assessor • Builder • Contractor or Installer • Other • Owner • Program Sponsor • Program Verifier • Public Records • See Remarks	RESNET's HERS
Home Energy Score	U.S. DOE	2012 or after	Help Text: Whole number from 1 to 10	V2012 V2014 V2017	Official Score		Home Energy Score

Green Certifications with Auto-Pop and Drop-down Menu Entry Values

Program	Body	Year	Rating	Version	Status	Source	URL
NGBS Green New Home	Home Innovation Research Labs	2009 or after	Bronze Silver Gold Emerald	ICC 700	Design Verified Inspection Verified NGBS Green Certified	**Drop-down Menu:** Administrator • Assessor • Builder • Contractor or Installer • Other • Owner • Program Sponsor • Program Verifier • Public Records • See Remarks	NGBS New Homes
NGBS Home Remodel	Home Innovation Research Labs	2012 or after	Small Addition Basement Bathroom Kitchen	ICC 700	Design Verified Inspection Verified NGBS Green Certified		NGBS Home Remodel
NGBS Whole House Renovation	Home Innovation Research Labs	2009 or after	Bronze Silver Gold Emerald	ICC 700	Design Verified Inspection Verified NGBS Green Certified		NGBS Home Remodel
Living Building Challenge	International Living Future Institute	2007 or after	Petal Certification Zero Energy Living Building	V1	Registered Certified		Living Building Challenge
Passive House	PHIUS	2007 or after	Certified	PHIUS PHIUS+ PHIUS+2015	Pre-Certified Certified		Passive Building Standard
Zero Energy Ready Homes	U.S. DOE	2013 or after	Certified	V1	Verified		ZERH
WaterSense	U.S. EPA	2010 or after	Certified	V1	Verified		WaterSense
Indoor airPLUS	U.S. EPA	2008 or after	Certified	V1	Verified		Indoor airPLUS
LEED	USGBC	2005 or after	Certified Silver Gold Platinum	V1 V2 V3 V4	Verified		USGBC Credits

Additional Resources

Green MLS Implementation Guide, V1.0. Created by the National Association of REALTORS® (NAR) with the support of RESO, CMLS board members and other industry collaborators, this guide was released in 2013 and provides extensive information about green verification programs and how to create the framework for this information within the MLS. It includes specific enumerators for each verification field and reflects the experience of early adopters of such fields. Version 1.0 of this guide is compliant with RESO Silver Certification, however it was released prior to the designation and therefore does not refer to it specifically.

Implement RETS-Compliant Green MLS Fields. Resources found within The Green MLS Toolkit can help your MLS manage all steps of updating green fields. Created by the National Association of REALTORS®, this web-based resource provides extensive information beyond the scope of this guide.

An online version of this guide can be found at: https://betterbuildingssolutioncenter.energy.gov/accelerators/home-energy-information under "Publications."

Glossary

Body. Group or organization that manages delivery and quality of verifications.

Building Characteristics. Elements of the building that contribute to energy use. These characteristics comprise a home's energy assets.

Green Certification. Third-party verified document that attests a home meets a minimum threshold in terms of energy assets and/or performance.

Green Verification. Documentation, confirmed by a third-party source, of a home's energy-related features. Types of green verifications include certifications, energy labels, and verified energy improvements.

Disclosure. Act of making information known.

Energy Label. Third-party verified document that discloses the state of a home's energy assets.

Metric. A numerical value disclosing the state of a home's energy characteristics. Sometimes also called a score (Home Energy Score) or rating (HERS).

Rating. A qualitative value designating the state of a home's energy characteristics.

Source. Individual, body, or public record providing the verification document.

Status. Stage in verification process. Examples: preliminary, in review, final.

Threshold. A point, level, or value above which a building achieves certified recognition.

URL. Provides further information about the verification details.

Utility Bills. Data of actual energy use reflecting both energy assets and occupant behavior.

Verified Energy Improvements. Third-party verified document that identifies the process by which a home has made energy efficiency improvements.

Version. Iteration of verification type. Generally a year or version number.

Vertical Implementation. System by which data fields in the MLS are arranged into schemas determined by the Real Estate Standards Organization (RESO).

Year. Time when verification was provided.