

AEI CONSULTANTS AGENCY SERVICES





AEI's Agency Services

AEI Consultants is a leader in providing environmental consulting and building assessments to help lenders obtain approval for Fannie Mae and Freddie Mac financing.

We have the knowledge, resources and expertise to provide Agency lenders with best-in-class physical risk and environmental consulting for all multifamily property types.

With offices located in major metropolitan areas throughout the U.S., AEI delivers nationwide.



AEI is a top provider to



Fannie Mae®

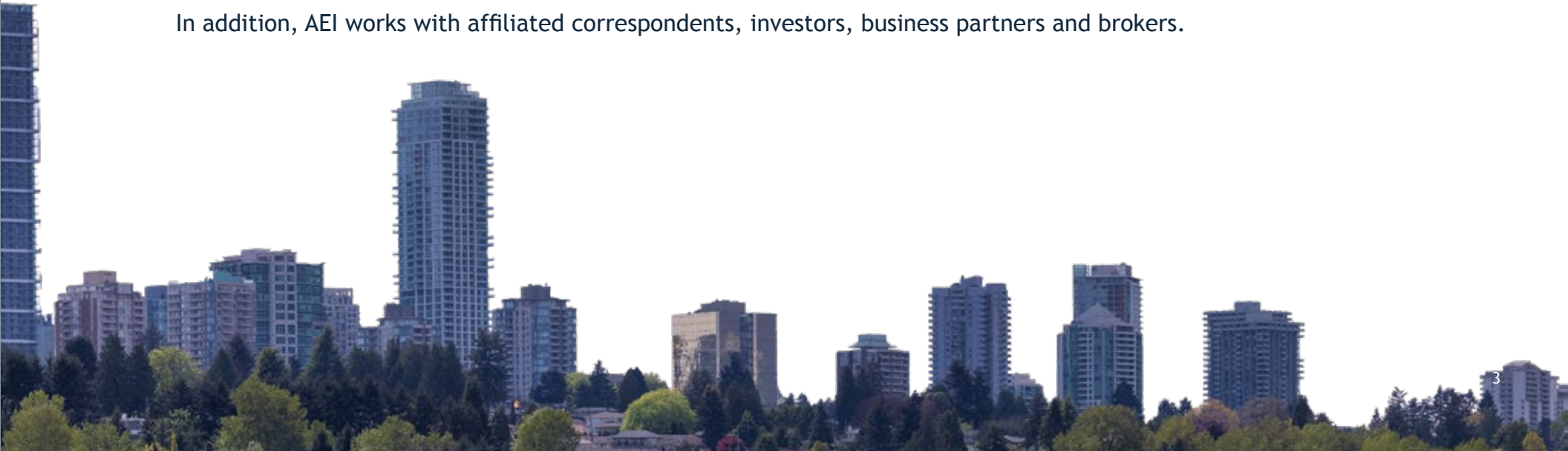
- Affordable Lenders
- Delegated Underwriting and Services Lenders
- Manufactured Housing Lenders
- Senior Housing Lenders
- Small Loan Lenders

The logo icon for Freddie Mac, featuring a stylized house with a green roof above the text.

Freddie Mac

- Approved Conventional
- Targeted Affordable Housing Lenders
- Manufactured Housing Lenders
- Senior Housing Lenders
- Multifamily Approved Seller/Serviceers
- Small Balance Program Lenders

In addition, AEI works with affiliated correspondents, investors, business partners and brokers.



AEI's Agency Scope of Services

Whether you plan to buy, finance, or renovate a building, we understand that each lending program has unique requirements.

AEI performs our assessment services with an in-depth analysis of the structure, both physically and financially. The reports we provide to you are oriented to meet the most current ASTM and agency-specific standards for compliance.

Agency Reports

Fannie Mae

-  Fannie Mae Green Rewards
-  Fannie Mae Phase I Environmental Site Assessments (ESA)
-  Fannie Mae Property Condition Assessments (PCA)
-  Fannie Mae Streamlined (4099a)

Freddie Mac

-  Freddie Mac FRED Reports (1108)
-  Freddie Mac Green Assessment & Green Assessment Plus
-  Freddie Mac Phase I ESAs (1103)
-  Freddie Mac Property Condition Reports (1105)
-  Freddie Mac Small Balance Loan Reports (1104)



Additional Reports

AEI provides many other services that may apply to multi-family properties.



AEI's Value-Add

Extensive Experience

From high-rise apartment buildings in New York to mobile home parks in California, AEI has a thorough knowledge of building systems and components for every type of multifamily residential space across the country.



High-Rise Apartment Buildings



Cooperative Apartments



Student Housing



Senior Assisted Living Facilities



Manufactured Housing



Mixed-Use Developments

Client Endorsements

“The AEI staff are wonderful to work with and are very responsive. Further, the company has delivered reports in a timely basis within a competitive fee structure. In all respects, AEI has met (or exceeded) our expectations and we would be pleased to recommend their services.”

Catherine Brown
Director
Wells Fargo Multifamily Capital

“AEI has demonstrated the utmost professionalism and extreme knowledge of Freddie and Fannie guidelines. I continue to be satisfied with the level of the work provided by AEI and I would recommend using them for future reporting needs.”

Michael Manolides
Associate Director
Berkadia

“Overall, I have been satisfied with the quality of work provided by AEI, and I would recommend using them for future environmental and engineering reports.”

Grant Caterina
Sr. Underwriter
JLL Real Estate Capital, LLC

Dedicated Team of Experts

AEI's Agency Division is comprised of a well-respected and experienced team of dedicated Agency field staff and reviewers along with our nationwide roster of field professionals.

Our team is dedicated exclusively to Agency lenders and decision makers and operates as a specialized subset group within AEI's overall industry-leading third-party reports platform.



Sarah Feit
Vice President, Agency Due Diligence

Sarah brings over 25 years of experience in environmental due diligence and has provided multifamily assessments for Fannie Mae and Freddie Mac for over 15 years.

She oversees day-to-day operations for AEI's Due Diligence Division and manages training to ensure that all AEI team members comply with current Fannie Mae DUS Guide and Freddie Mac Seller/Servicer requirements. Sarah ensures that AEI consistently meets clients' schedules, work scope, and objectives.



Joe Novotny RA, NCARB
Vice President, Agency Building Assessments

Joe has over two decades of experience as a licensed architect. He has performed thousands of property condition assessments for Fannie Mae and Freddie Mac execution.

Well-versed in all underwriting and servicing guide requirements for Fannie Mae and Freddie Mac and the latest ASTM standards, Joe spearheads a responsive team for providing compliant reports.

AEI Consultants

AEI Consultants provides building, environmental, land and sustainability assessment and consulting services throughout North America. Founded in 1992, we're employee owned and operated. AEI is headquartered in the San Francisco Bay Area with offices located in major metropolitan areas throughout the U.S.

Working with lenders, investors, owners, developers and occupiers of real property, our company has a long-standing reputation for dependability and responsiveness. We're driven, analytical, and detail-oriented professionals who are born problem-solvers. As high achievers, we get things done. AEI values accuracy, efficiency and results with equal measure. And it's no surprise that our clients do too.

AEI's integrated services provide interdisciplinary expertise for real property owners and are completely customized to meet your evolving needs.



Building Consulting

- Building Assessment Services
- Property Condition Assessments
- Capital Planning & Facility Condition Assessments
- Seismic Risk Assessments
- Construction Risk Management Services
- Energy Efficiency Audits



Land Consulting

- ALTA Surveys
- Zoning Analysis Reports
- Natural & Cultural Resource Management
- Construction Site Services



Environmental Consulting

- Environmental Services
- Phase I & Phase II Reports
- Soil & Groundwater Investigations & Remediation
- Asbestos, Lead Mold & Moisture, and Radon Surveys
- Environmental Health & Safety (EHS)
- Compliance Services



Sustainability Consulting

- Environmental, Social & Governance (ESG) Services
- Climate Risk Assessments

**We empower
our clients to
navigate real
estate and
business risk
and leverage
opportunities.**

Please visit www.aeiconsultants.com or contact your AEI representative for assistance.



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