

Standard Disclosure Form

Distributed Generation PV System Purchase Option

Before You Sign a Binding Contract

The proposed agreement described in this disclosure represents the terms for **purchasing a solar photovoltaic (PV) system** that will be installed on your property. Because Illinois Solar for All requires that all participants see no upfront costs, your system may be financed through an installment agreement and paid for over time. Details about this agreement are contained in this Disclosure Form.

The purpose of this form is to provide you with clear and accurate information about the system being designed for you and the terms of the installation and delivery of the system. This form is not a substitute for your contract. You should read your PV purchase contract closely before you sign it. The Illinois Solar for All program requires that ILSFA customers have a 14-day window to cancel an installation contract without penalty. You may want to discuss the information presented here with an accountant or financial professional.

Please print and save this document for your records.

Your Property	Your Seller	Your Approved Vendor
Name:	Name:	Name:
Street:	Street:	Street:
Apartment/Suite:	Apartment/Suite:	Apartment/Suite:
City:	City:	City:
State:	State:	State:
Zip:	Zip:	Zip:
Phone:	Phone:	Phone:
Email:	Email:	Email:



If you have questions after reviewing this Disclosure Form, contact your Approved Vendor or Seller (these may be different companies). You can also contact the Illinois Solar for All Program Administrator via email at info@IllinoisSFA.com or phone at **1-888-970-ISFA (4732)**.

Financial Summary

The following is a summary of important financial information you need to know about the PV system your Seller has designed for you. More detailed information about the system design, costs, and savings can be found further in this form.

SYSTEM SIZE

		Any system size variations plus or minus more than 5% of the specifications listed here will require completion and submission of a new Disclosure Form.
kW DC	kW AC	

SUMMARY OF COSTS AND SAVINGS

Estimated Monthly Savings	\$	The estimated amount of savings you see based on the amount you pay monthly for system financing and the value of the energy you get from the PV system.
Upfront Costs	\$0	The amount you pay upfront, before the PV system starts producing energy is always \$0 .
Total System Costs	\$	The total costs and fees to install your PV system.
Total Amount Financed	\$	The amount that will be financed.
The Term of Loan		How many years you will make payments.
Monthly Payment Amount	\$	The estimated monthly payment based on the defined terms in this disclosure.
Frequency of Payments		How often you make payments. For example, you may be required to pay monthly.
Total Number of Payments		The number of payments you will make over the term of the loan.
Costs Over the Contract Term	\$	The estimated total costs, fees, and interest you pay over 25 years.
Energy Produced Over the Contract Term	kWh	The estimated number of kilowatt hours produced by your system over 25 years.
Energy Savings in Dollars	\$	The estimated amount of savings you will see over the life of the system (approximately 25 years) in dollars.

Energy Savings as a Percent
%

The estimated amount of savings you will see over the life of the system (approximately 25 years) as a percent. **This must be at least 50%.**

Note that the term of your loan may be less than 25 years and your PV system may continue to produce energy as long as 25 years, with proper maintenance. So, the value you see could vary over the lifetime of the system.

The Terms of Your Loan Agreement

You have selected to **purchase** the PV system and will pay for your system based on loan terms that include regular payments for a pre-determined contract length. The loan agreement proposed for you requires that you pay \$___ for a total of _____ payments, plus any additional fees listed below. You will not be charged any costs or fees until your system is energized and you begin to see credits on your electricity bill. The following tables include important information about the terms of your loan agreement, along with projected costs and savings.

Terms of the Loan		
Upfront costs	\$0	The amount you are required to pay before you start receiving energy from the installed PV system. This is always \$0.
Term of the loan	years months	The length of time you are required to make loan payments.
Payment amount	\$	The dollar amount of each loan payment.
Frequency of loan payments	Every for payments	How often you make loan payments. For example, they are typically monthly.
First payment due		The date when your first payment is due. For example, 30 days after the system is energized.
Final payment due		The date when your last payment is due. For example, 180 months or 15 years after the first loan payment is due.
Contingent on Illinois Solar for All		Is this agreement contingent on the project being selected by the Illinois Solar for All program?

Your loan may be assigned, sold, or transferred by the lender to a third party who will be bound by the terms of your contract. You will be notified if such a transfer occurs, and this will change the address or phone number to use for questions, payments, maintenance, or repair requests.

The Seller will ensure there are no upfront costs with the loan.

The Seller will ensure there is no lien on the property to secure the loan.

The Seller will ensure that financing amounts, terms, and conditions are based on an assessment of the program participant's ability to repay the debt, as defined by Regulation Z, which is a federal rule that implements aspects of the Truth in Lending Act and the Dodd-Frank Act.¹

Your Estimated Savings Over the Term of Your Contract

The following estimates provide an indication of projected savings over the 25-year anticipated life of the PV system. The variation in savings is based on different assumptions of how much energy costs will increase over this time. These are represented as a range using low, average, and high energy escalation rates (see below). Note that the average PV system will produce energy for 25 years, although at decreasing efficiency over time. Total lifetime savings may vary depending on the maintenance of the system and when the system is removed.

	per kWh	Your Approved Vendor can use your relevant utility rate (\$.163986 per kWh for ComEd or \$.0097282 per kWh for Ameren), or they can take your average electricity rate from 12 consecutive months of electricity bills.
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Energy Escalation Rate		Total Estimated Savings
Low Estimate	0.5%	\$
Average Estimate	1.7%	\$
High Estimate	2.5%	\$

¹ See Consumer Financial Protection Bureau, April 10, 2013. Ability-to-Repay and Qualified Mortgage Rule, Small Entity Compliance Guide, http://files.consumerfinance.gov/f/201304_cfpb_compliance-guide_atr-qm-rule.pdf.

The Costs and Fees Associated with Your PV System Purchase

The following are the costs and fees associated with installing, maintaining, and financing your PV system over the life of that system (approximately 25 years). Some services may not have associated fees. Some costs or fees may not be included in your loan payments and may require payment separately. Some payments may be conditional, such as a late fee that will not be charged unless you have a late payment. Please read each item to understand what payments you are required to pay and when.

Costs and Fees				
System cost	Are you charged these fees? Yes	Are these fees included in your payment? Yes	\$	The total cost of the system, including design, components and equipment, and installation, is always included in your payment.
System warranty fee	The system warranty is included at no cost to the customer.			
System maintenance fee	System maintenance is included at no cost to the customer.			
Document preparation fees	Are you charged these fees?	Are these fees included in your payment?	\$	Any administrative costs associated with originating the lease agreement.
Internet non-connection fee	Are you charged these fees?	Are these fees included in your payment?	\$	If you do not maintain a high-speed internet connection to facilitate the transmittal of generation data from your system for creating RECs, you may be charged a fee by the lessor to cover the cost of such a connection.

Any Other Fees:			
	Included in lease payment:	\$	
	Included in lease payment:	\$	
	Included in lease payment:	\$	

Financial Fees:				
Returned checks fee	Are you charged these fees?	Are these fees included in your regular payment? No	\$	The fee charged each time a check is returned for insufficient funds when making a payment. These fees are not included in your regular payment.
Late payment fee	Are you charged these fees?	Are these fees included in your regular payment? No	–	If a payment is made more than _____ days after due date, you will be charged \$_____. OR late payments accrue interest at _____% annually. These fees are not included in your regular payment.
Early termination fee	Are you charged these fees?	Is this fee included in your regular payment? No	See Description Below	If the lessor imposes an early termination fee or penalty, the amount of the fee/penalty will be calculated in the following way described below. This fee is not included in your regular payment.

Early Termination Fee/Penalty Calculation Description:

Your loan payments will not constitute your total monthly payment amount for electric service from your utility. In addition to the loan payments, you will still receive an electricity bill from your current electricity provider. Even with two bills, you can still see significant savings.

Installation

The installation of a PV system typically begins _____ days after your contract is signed and typically takes _____ days to complete.

The PV system being installed will be _____

The Seller must furnish a mechanic's lien waiver **immediately after completion of installation**. The mechanic's lien waiver be delivered _____ days after contract installation.

System Assumptions and System Components

- Size of system in kilowatts (kW): _____ kW DC and _____ kW AC.
- Estimated gross annual electricity production in kilowatt-hours from your system in the first year: _____ kWh
- Estimated annual system production decrease (degradation): _____ %
- Expected life of the system: _____ years

The manufacturer of the PV modules is _____ OR your modules will be provided by one of the following three manufacturers:

1. _____
2. _____
3. _____

An inverter is another important component of the PV system because it turns DC electricity into AC electricity that you can use in your home. The manufacturer of the inverter for this system is _____

_____. The model of the inverter is _____. OR the PV system will use one of the following three inverter makes and models:

1. Make: _____ Model: _____
2. Make: _____ Model: _____
3. Make: _____ Model: _____



The Seller is providing you with a:

_____ : System performance or electricity production guarantee

_____ : Other type of system guarantee (please specify)

_____ : No system guarantee

System Operations, Maintenance, and Warranties

To ensure your system produces optimally, it will require routine maintenance, much like other parts of your home. Routine maintenance must be included as part of your agreement **at no extra cost**. The system maintenance will be provided by _____ for _____ years.

Are repairs to your system that go beyond routine maintenance covered by your system purchase contract? _

If yes, _____ is responsible for making repairs to your PV system for _____ years. The terms of this coverage are:

*Does the system include a **warranty for improper installation**? _____*

If yes, the warranty lasts for _____ years.

*Does this agreement include a manufacturer's **warranty for the PV modules**? _____*

If yes, the warranty lasts for _____ years.

*Does this agreement include a manufacturer's **warranty for the inverters**? _____*

If yes, the warranty lasts for _____ years.

*Does the system include a **warranty against roof leaks caused by installation**? _____*

If yes, the warranty lasts for _____ years and is provided by _____.

Will the Lender *insure for loss or damage to the system*? _____

If yes, except under the following circumstances:

It is important to understand that you may be responsible for obtaining insurance coverage for any loss or damage to the system that is not covered by the warranties listed above during the term of your loan. Consult an insurance professional to understand how to protect yourself against the risk of loss or damage to the PV system. Unauthorized modification of your PV system, including the relocation of it, is prohibited under Illinois Solar for All.

As the PV system owner, you will be responsible for removal of the system after the end of system life (typically 25 years). While Illinois Solar for All requires that roofs meet minimum condition requirements at the time of installation, unforeseen roof repairs may require that the system be partially or fully removed and reinstalled to facilitate repairs at your expense.

If You Move

If you move, the Seller/Lender must allow you the option to re-assign the loan or to pay-off the loan early with no pre-payment penalties.

The loan re-assignment will be subject to the following conditions:

The loan early pay-off will be subject to the following conditions:

Default

If you default on your payments, the Lessor must allow you the option of forbearance. If a program participant can show good cause in a request for forbearance, financiers must offer a) a suspension of total payments for up to three months, b) a suspension of interest payments for up to six months, or c) a reduction in interest rates for up to twelve months. Missed revenues may be recovered later in the stage of the contract, but no interest may be applied. The following are the terms of the forbearance:

How Much Will APV System/Electricity Cost?

The amount you will pay will vary based on 1) the system size, 2) whether you purchase or lease the PV system or simply buy the electricity, and 3) the terms of your contract. Please read this Disclosure Form carefully to better understand all potential costs and values before you sign the contract. All savings are estimated based on your proposed contract terms, the system design, program requirements, and other important details outlined in this Disclosure Form. Although many of the details described here are estimates, they provide a fair representation of what you can expect to pay and save. All participants in Illinois Solar for All are ensured a minimum amount of financial savings with all contracts, as well as important consumer protections.

Important Solar Power Concepts

RENEWABLE ENERGY CREDITS

Renewable Energy Credits (“RECs”) are created when PV systems generate electricity, but they are not the electrical energy itself. Instead, they represent the environmental value of the electricity generated from a PV system. RECs are important because they can be bought and sold separately from the energy. System owners can sell RECs to help pay for a solar installation. Illinois Solar for All makes solar affordable by buying RECs from participating systems and requires that those incentive dollars are used to pass savings on to participants. The following table outlines the details on the sale of the first 15 years of RECs of your proposed PV system.

RECs Generated	Value per REC	Total REC Value
	\$	\$
The estimated total number of RECs generated over 15 years.	The fixed price paid for each REC sold.	The estimated value of all RECs generated over 15 years.

NET METERING

Net metering is an agreement between you and your electricity supplier. A net metering agreement allows you to sell back any excess energy to your supplier each month with each kilowatt-hour (kWh) you sell appearing as a credit on your electricity bill. With net metering, you are charged only for the net amount of energy you use during each billing period (i.e., the amount of energy delivered to you minus the excess amount you send back to your supplier). If you send more energy to your supplier than is delivered, you can receive credits on your bill.

INTERCONNECTION

Interconnection is the process for getting approval to connect your PV system to the power grid. With Illinois Solar for All, your Approved Vendor, or their agent, will apply for interconnection on your behalf. A completed interconnection agreement must be in place before the PV system can be energized. The interconnection rules may vary based on location and utility service territory. If your system is in the service territory of an Illinois municipal electric utility or rural electric cooperative, you should contact them for their interconnection requirements.

- *This is who will submit the interconnection application on your behalf:*

- *This is who will submit the net metering application on your behalf:*

Is Your Property Ready for Solar?

Before solar can be installed, it's important to determine whether your property is suitable for solar. Illinois Solar for All requires that your Approved Vendor or Installer inspects your property to ensure various conditions are met before installation can begin, including:

- The property roof is in good condition and has at least 15 years of life left.
- Your property has the structural capacity to hold the weight of a PV system.
- Your electrical systems are safe and meet local code requirements and the requirements of the proposed PV system.
- The areas where installation crews will work are free and clear of obstructions and hazardous materials.
- Your property has minimal obstructions that cause shading, like trees and taller buildings.
- For ground-mounted systems, the site has minimal obstructions, flooding, or contamination.

The Seller or Installer will inspect your property before presenting a contract and will submit a Site Suitability Report to you and the Program Administrator. If issues are found that need to be corrected, this report will detail a corrective plan. If repairs are needed, the Illinois Solar for All Approved Vendor must identify the plan for the repairs and how they will be paid for, ensuring that such costs do not place an unsustainable financial burden on the participant.



Complaints

If you have complaints related to the system or this purchase process, first try to resolve the problem with your Installer or Approved Vender. If you can't agree with the company about how to solve the problem, you may contact the Illinois Solar for All Program Administrator by emailing info@IllinoisSFA.com or by calling 1-888-970-ISFA (4732). If you believe you have been subject to fraudulent or deceptive sales practices, the Consumer Protection Division of the Illinois Attorney General's office may be able to help. Customers may contact the Illinois Attorney General's office by calling one of the following hotlines:

Chicago
800-386-5438
TTY: 800-964-3013

Springfield
800-243-0618
TTY: 877-844-5461

Carbondale
800-243-0607
TTY: 877-675-9339

Spanish language support and information are available at 1-866-310-8398.

Visit the Illinois Solar for All website at www.IllinoisSFA.com or call the toll-free number at **1-888-970-ISFA (4732)**.

Customer Signature

Signature

**By signing this form, you certify that you received and read this form.*

PRINTED NAME: _____

SIGN: _____

DATE: _____

Please print and save this document for your records.