



# Standard Disclosure Form

## Community Solar

### Read this Form Before You Sign a Binding Subscription Contract

#### ABOUT ILLINOIS SOLAR FOR ALL

Illinois Solar for All (ILSFA) is a state-administered program that provides income-qualified members of low-income and environmental justice communities with access to solar energy projects. To be an income-qualified ILSFA participant, your household's income must be 80% or less of the Area Median Income, which is based on where you live. If your household income qualifies you for ILSFA, you can save money and will have no upfront participation costs. ILSFA participants also benefit from important consumer protections included in the program.

For subscriptions to ILSFA community solar projects, income-qualified subscribers must complete the ILSFA Basic Information Form and provide all required documentation in addition to reviewing and signing this Disclosure Form. Subscribers that are not income-qualified may still subscribe to projects and see measurable savings. More information can be found on the ILSFA website: [IllinoisSFA.com/programs/community-solar](https://IllinoisSFA.com/programs/community-solar).

Illinois Shines (also called the Adjustable Block Program) is a similar state program that also provides access to solar energy projects. However, participants don't have to be income-qualified and are not guaranteed to save money on their electricity costs. **Please be aware of if the project you are considering subscribing to is an Illinois Shines community solar project or an Illinois Solar for All community solar project.**

#### ABOUT COMMUNITY SOLAR

Community solar allows many customers served by the same electrical utility to subscribe to shares of a single solar project. If you subscribe to a community solar project, you may pay a monthly fee for your subscription and, in turn, you'll receive credits on your electric bill (in dollars) for the electricity produced by your share of the community solar project. Your subscription size may be limited by how much electricity you typically use. If you subscribe to

a community solar project through ILSFA's Low-Income Community Solar sub-program, your subscription is guaranteed to save you money on your electricity costs.

## ABOUT THIS DISCLOSURE FORM

The purpose of this disclosure form is to provide you with clear and correct information about your subscription to an ILSFA community solar project before you sign your subscription contract, including your contract's length and your costs and savings.

You must enter a **subscription contract** with a **Community Solar Provider** to participate in an ILSFA community solar project. The Community Solar Provider is the company that signs up subscribers and is your main contact for the project. **This form is not your subscription contract – it is a resource to help you understand your community solar subscription.** Your Community Solar Provider must give you this completed disclosure form and the ILSFA Low-Income Community Solar brochure before you sign your subscription contract.

If you decide to sign a subscription contract, you must also sign this disclosure form. **Read this disclosure form and your subscription contract closely before signing them.**

Your Community Solar Provider will submit this disclosure form to the ILSFA **Program Administrator**, a non-profit organization called Elevate Energy, who may contact you to verify that you have received it. You may cancel your subscription contract within three days of signing it with no cost or penalties by contacting your Community Solar Provider. Subscribers not qualified by household income will receive a full refund if they cancel within three days.

## Contact Details

Community Solar Provider*	Approved Vendor*	Subscriber
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:
		Utility:
		Electricity Supplier:

\*Note that the **Approved Vendor** is registered with the Illinois Solar for All Program as the organization responsible for project development and for meeting the requirements of the Illinois Solar for All Program. The Approved Vendor may contract the management and/or enrollment of subscribers to different organizations, referred to here as the Community Solar Provider.

The **Community Solar Provider** is the organization that you, the subscriber, will interact with as a representative of the community solar project you are subscribing to. In some instances, the Approved Vendor and the Community Solar Provider will be the same organization.

If you have questions after reviewing this Disclosure Form, contact your Approved Vendor or Community Solar Provider. You can also contact the ILSFA Program Administrator via email at [info@IllinoisSFA.com](mailto:info@IllinoisSFA.com) or via phone at **1-888-970-ISFA (4732)**.

## Financial Summary

Your Community Solar Provider will offer one of the subscriptions contract types displayed below. Each type of offer may have different payment terms, costs, and savings, although all offers must include the minimum savings required by the ILSFA program. If you subscribe to an ILSFA community solar project, you may receive two bills: one from your utility company featuring a discount on your electricity costs due to your subscription, and one from your Community Solar Provider for your subscription's cost.<sup>1</sup> Your Community Solar Provider can only bill you for up to half of the value of electricity that your subscription produced. This means that even though you will receive two bills per month, the combined bills will show a savings compared to not being a part of this program. See the Net Metering/Bill Crediting section later in this disclosure for more information.

**SUBSCRIPTION  
SIZE**  
\_\_\_\_\_ kW AC

Check your contract to see if the subscription size noted here is the same. System sizes that are more than 5% smaller or larger require that you be given an updated disclosure form with a subscription size that matches your contract.

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<sup>1</sup> In some instances, you may also have a separate bill from your Electricity Supplier. See the Net Metering section of this disclosure for more information.

Financial Summary	
<b>Subscription Contract Type</b> <input type="checkbox"/> <b>Per kWh Rate - Fixed</b> <i>You pay a fixed amount per kWh of electricity generated by your subscription. For example, you may pay \$0.03 per kWh and receive a \$0.06 per kWh bill credit. Your rate may increase with inflation over time.</i>	
<input type="checkbox"/> <b>Per kWh Rate – Percent Savings</b> <i>This option refers to a guaranteed percent savings, even if your cost of energy changes. For example, a 50% guaranteed savings might refer to a rate of \$0.03 per kWh when your electricity supply cost is \$0.06 per kWh. If your supply rate changes to \$0.08 per kWh, your community solar rate increases to \$0.04 per kWh. If your electricity supply rate decreases, then the community solar subscription rate you pay decreases.</i>	
<input type="checkbox"/> <b>Lease of System Share</b> <i>You pay a fixed cost per month to lease a portion of the system and are credited for all the electricity generated by that portion each month. Your bill credits will change seasonally as system production changes.</i>	
<input type="checkbox"/> <b>Purchase of System Share</b> <i>You purchase a portion of the system outright and are credited for all the electricity generated by that portion each month. Your bill credits will change seasonally as system production changes. Purchases of system shares are typically paid via a loan over the first years of the contract, but you will continue to receive bill credits for the life of the system (up to 25 years)</i>	
<input type="checkbox"/> <b>Payment Rate (For Lease or Purchase Contracts)</b>	\$ _____ <b>Per</b> _____ (time period)
<input type="checkbox"/> <b>Payment Rate (For Per kWh Rate Fixed Contracts)</b>	\$ _____ <b>Per kWh</b> _____ <b>kWh estimated per month</b> \$ _____ <b>per month</b>
<input type="checkbox"/> <b>Guaranteed Savings Percent Rate (For Per kWh Rate Percent Savings Contracts)</b>	_____ %
<b>Estimated Net Metering (Bill Credit) Rate</b> <i>This is the rate at which you will be credited on your electric bill for each kWh generated from your share of the system.</i>	\$ _____ <b>per kWh</b> .0359¢ per kWh for Ameren Customers, .0830¢ per kWh for ComEd Customers, or (a custom rate) <sup>2</sup>
<b>Term of the agreement</b>	_____ <b>Years</b>
<b>Upfront Costs (always \$0)</b>	<b>\$0</b>

<sup>2</sup> A custom rate that better reflects the subscriber’s Supply Net Metering rate can be used, supported by 12 months of customer’s recent bills.

<b>First Year Costs and Savings</b>	
<b>Estimated First-Year Energy Production</b> <i>Total first-year estimated kilowatt hours produced by your share of the community solar system.</i>	_____ kWh/year
<b>Total First-Year Costs</b> <i>Total costs and fees you will pay in the first year.</i>	\$ _____
<b>Estimated Total First-Year Savings</b> <i>Total estimated savings in the first year; e.g. your total energy value from bill credits minus the costs and fees.</i>	\$ _____
<b>Estimated Total First-Year Savings Percent</b> <i>The estimated percent you will save; e.g. your total savings divided by your total energy value from bill credits.</i>	_____ % <b>For income-eligible households, this must be at least 50%.</b>
<b>Total Estimated Costs and Savings Over the Term of the Agreement</b>	
<b>Estimated Total Energy Production</b> <i>Total estimated kilowatt hours produced by the system over the term of your subscription contract.</i>	_____ kWh over _____ years
<b>Estimated Costs Over the Terms of Agreement</b> <i>Total costs and fees you will pay over the term of your subscription contract.</i>	\$ _____
<b>Estimated Savings Over the Term of the Agreement in Dollars</b> <i>Total estimated savings over the term of your subscription contract; e.g. your total energy value from bill credits minus your costs and fees.</i>	\$ _____
<b>Estimated Savings Over the Term of the Agreement as a Percent</b> <i>The estimated percent you will save; e.g. your total savings divided by your total energy value from bill credits.</i>	_____ % <b>For income-eligible households, this must be at least 50%.</b>

## The Costs and Fees Associated with Your Agreement

There may be additional costs and fees for your community solar subscription other than your subscription cost. If these costs or fees are not applicable to your contract, they will appear as blank or “\$0” below. Some costs or fees that you are required to pay may be included on your regular (monthly) community solar bill. Others may require a separate payment, which is also indicated below. Some fees may only be conditional, such as a late fee that will not be charged unless you make a late payment. Please read each item to understand what payments you are required to pay and when.

<b>Costs and Fees</b>			
<i>Type of Fee:</i>	<i>Is this fee included in your regular payment?</i>	<i>How much is this fee?</i>	<i>Description:</i>
[OPEN TEXT FIELD]	[YES/NO]	\$ [ ]	[OPEN TEXT FIELD]
[OPEN TEXT FIELD]	[YES/NO]	\$ [ ]	[OPEN TEXT FIELD]
[OPEN TEXT FIELD]	[YES/NO]	\$ [ ]	[OPEN TEXT FIELD]

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

If Early Termination fees apply, these are the terms and calculations used to determine that fee

[OPEN TEXT FIELD]
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## Income Verification

Please confirm that the correct option below has been selected to indicate whether your household is subscribing as an income-qualified participant of the Illinois Solar for All program.

Eligibility Status
<input type="checkbox"/> This household is an income-qualified subscriber through ILSFA
<input type="checkbox"/> This household is <b>not</b> income-qualified
<input type="checkbox"/> Not applicable; non-residential subscriber

Income-qualified subscribers are required to complete the ILSFA Basic Information Form, which describes the various Income Verification Types, and provide all required documentation. Your Community Solar Provider will work with you to determine the easiest way to verify your income using one of the forms or documentation methods listed below. Please confirm that the correct option has been selected to indicate which income verification type is being used to determine your household’s eligibility for Illinois Solar for All. Subscribers that are not income-qualified can still participate, if allowed by the Community Solar Provider. If you are subscribing as a non-income qualified household, the “not applicable; not an income-qualified household” option will be selected in the Income Verification Type dropdown below.

Income Verification Type
<input type="checkbox"/> Qualified Census Tract with Income Affidavit
<input type="checkbox"/> Qualified Low-Income Program participant documentation
<input type="checkbox"/> Tax Transcripts (a summary of your tax return and any tax forms/schedules filed with the IRS)
<input type="checkbox"/> Tax Returns or Pay-stubs
<input type="checkbox"/> Not applicable; not an income-qualified household

## Project Details

- The community solar project you are subscribing to is located at:  
[PROJECT ADDRESS] \_\_\_\_\_  
\_\_\_\_\_
- The estimated total size of the community solar project is \_\_\_\_\_ kW AC
- The community solar project is owned by: \_\_\_\_\_
- Your community solar subscription is managed by: \_\_\_\_\_
- Has the construction of the community solar project been completed? \_\_\_ Yes \_\_\_ No
  - If No: The approximate date of project completion will be: \_\_\_\_\_
  - If Yes: Has the community solar project been energized and granted permission to operate by the utility? \_\_\_ Yes \_\_\_ No
    - If not, what is the expected date of energization? \_\_\_\_\_
- The anticipated date you will start receiving net metering bill credits is: \_\_\_\_\_  
(please see Net Metering section below for more information)
- The anticipated date you make your first payment is: \_\_\_\_\_

## Your Subscription Details

- The size of your subscription is: \_\_\_\_\_ kW AC
- The estimated annual electricity produced from your subscription is projected to be \_\_\_\_\_ kWh in the first year.
- For Panel Purchase or Panel Lease agreements, your panels are estimated to **produce 0.5% less energy each year**.
- For Panel Lease or Panel Purchase options, will your community solar provider guarantee a minimum level of electricity production from your share? \_\_\_ Yes \_\_\_ No
  - If yes, the minimum production guarantee is: \_\_\_\_\_
- Your estimated monthly payment is: \$ \_\_\_\_\_
- For customers whose savings are **not** tied to their existing rate, will your payments increase annually? \_\_\_ Yes \_\_\_ No

- If yes, your payment will increase by \_\_\_\_ % each year.
- For customers whose savings **are tied** to their existing rate, your payment will increase at the rate your energy costs are anticipated to increase. This is estimated to be \_\_\_\_ % each year. Note that your savings will increase, as well.

## End of Subscription Contract and Renewal

At the end your subscription contract term, your Community Solar Provider may offer the option to renew your contract. These are the terms for renewal or end-of-contract requirements:

## Transferring Your Subscription

You have the right to transfer your subscription to another customer, if the new subscriber lives in the same utility service area. You cannot be charged for transferring your subscription. The new subscriber will receive a disclosure like this one and will take over the responsibility of your payments and contract. Your Community Solar Provider will assist you with the transfer. If you terminate your contract prior to the agreed end date without transferring to another subscriber, you may be charged fees. Please see the Early Termination section above for these rules. If you move within the same utility service area, you may choose to keep your subscription. The terms of subscription may require changes if your electricity usage changes.

## Net Metering / Bill Crediting

### WHAT IS NET METERING AND WHO PROVIDES MY BILL CREDITS?

Net metering allows you to receive a monetary credit each month on your electricity bill for the electricity your community solar subscription produces. As part of your subscription, you will automatically be enrolled in net metering.

In Illinois, you have the option to select an electricity supplier that is different than your utility company. As part of your ILSFA Community Solar subscription, your Community Solar Provider may require that you sign up for a specific electricity supply plan. It may be helpful to understand that

your electricity supplier sells electricity. Your local utility company delivers that electricity. Each may send monthly bills separately. When you use the utility company's default electricity supplier, or when your supplier bills you through your utility company's bills, you will only have one bill for your electricity. Your Community Solar Provider is required to share your community solar electricity production details with your utility each month. Your utility subtracts your community solar bill credits (a monetary credit) from your electricity bills each month. These credits are based upon the electricity produced by your subscribed share of the community solar project.

You should review your electricity bill each month. If you have any questions about your community solar net metering credits, you should contact your Electricity Supplier or your Community Solar Provider. After the community solar project generates electricity in a given month, there may be a lag of a month or two before your net metering credits appear on your bill. Under the Illinois Solar for All program, your Community Solar Provider cannot bill you until your net metering credits are activated. If you change your Electricity Supplier, you will be re-enrolled in net metering with the new supplier.

#### MY ESTIMATED SAVINGS WITH NET METERING

For purposes of your estimated savings as described below, the assumed rate at which you will be credited for each kilowatt hour your subscription generates can be determined by using an average rate for your utility or by using a rate based on a review of your current electric bills. The rate used for determining your savings is:

- Average electricity supply for **Ameren** customers: .0359¢ per kWh
- Average electricity supply for **ComEd** customers: .0830¢ per kWh
- A Rate Established Using Your Monthly Bills: \$ \_\_\_\_\_ per kWh

Your estimated savings are detailed on the first few pages of this disclosure. Below is a summary of your anticipated savings over the full term of your subscription contract. These are estimated savings based on everything known today. One important factor in determining your costs and savings is the rate at which your electricity costs will change over time. Typically, electricity costs increase with inflation. Your Community Solar Provider has assumed your electricity costs will increase at a rate of \_\_\_\_\_% on average each year. ILSFA requires that this estimated rate can be **no more than 2.5% annually** and that your community solar subscription payments cannot increase at an annual rate greater than the energy escalation rate assumed. This requirement helps to ensure that the assumptions made are realistic and reflect likely savings. The actual rate at which electricity costs will increase (or decrease) is not known. The table below shows your estimated savings with different assumptions on how much your electricity costs will increase over time.

Energy Escalation Rate		Total Estimated Savings
Low Estimate	0.5%	\$
Average Estimate	1.7%	\$
High Estimate	2.5%	\$

## Complaints

If you have a complaint, first try to solve the problem with your Community Solar Provider or Approved Vendor. If you can't agree with the company about how to solve the problem, contact the Illinois Solar for All Program Administrator at [info@IllinoisSFA.com](mailto: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 can 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

*Para obtener información y asistencia en español, llame al 1-866-310-8398.*

Visit the Illinois Solar for All website at [www.IllinoisSFA.com](http://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 save a copy of this document for your records.