

Distributed Generation with Illinois Shines

on-site solar serving the energy needs of your home or business



What Is Illinois Shines?

Illinois Shines is a state-administered incentive program to support the development of new solar projects. Through the program, Illinois electric utilities provide payments to Approved Vendors in exchange for 15 or 20 years of Renewable Energy Credits (RECs) generated by new solar projects. Approved Vendors are solar companies that are vetted and approved to participate in Illinois Shines. Approved Vendors may use Designees, who are also registered with the program, to help with sales, marketing, and installation work.

What Is Distributed Generation?

A distributed generation solar project generates electricity that is used on-site. It can be installed on a roof or built on the ground at a home or business.

What Are RECs?

RECs represent the environmental attributes of the electricity generated from solar panels, but not the electricity itself. Whoever owns the RECs has the right to say they used that solar power. By participating in Illinois Shines, the RECs from your solar project will be transferred to an Illinois electric utility. The sale of your RECs will not affect your solar project's production or your ability to use the electricity generated by your solar project. Utilities purchase RECs to meet their obligation to supply a certain amount of power from renewable energy.

For more information on RECs, see a video at vimeo.com/113250210

Will I Be Paid Directly For the RECs My Solar Project Generates?

Your Approved Vendor will receive an incentive payment from the electric utility for the RECs your project will generate over time. Your Approved Vendor may pass along a portion of the incentive payment to you, or they may use the payment to reduce the amount you pay for your solar project (such as a lower purchase price or lower lease rate). **If your Approved Vendor passes along part of the incentive payment to you, this may happen several months after your project is installed.** Illinois Shines is not a rebate program, and the State of Illinois **does not** make direct payments to customers.



You can view an ADA accessible version of this document at www.illinoisshines.com/accessible.



What Are the Ownership and Financing Options When Installing Solar?

The most common options are 1) **PURCHASE**: buy the project outright or finance with a loan 2) **LEASE**: make regular payments to the project owner, or 3) **POWER PURCHASE AGREEMENT (PPA)**: pay the project owner for the electricity generated by the project at an agreed upon per kilowatt-hour rate. If you lease or sign a PPA, you don't own the solar project, but you get to use the electricity generated by the solar project.

When deciding on the best option for you, consider:

- If you're buying the project, how much will it cost? Will you take out a loan to pay for it? How do the loan payments compare to projected reductions in your monthly electric bill?
- If you're leasing the project, how much is your monthly lease payment? How does that compare to projected reductions in your monthly electric bill? Do you have to put money down at the start?
- If you're signing a PPA for the project, how much is the per kilowatt-hour price for the energy produced? How does that compare to your current electricity rate? Do you have to put money down at the start?
- Does your lease or PPA include an escalation clause that increases the amount of payments over time? If so, by how much do payments increase?



Illinois Shines Program Administrator
admin@illinoisshines.com
(877) 783-1820

Illinois Shines is administered by Energy Solutions on behalf of the Illinois Power Agency, an independent state government agency.

Going solar is a significant financial commitment, so exercise the same caution you would when making other major consumer decisions. It is good practice to get quotes from at least three companies and to check references.

You should take the time you need to compare offers and to fully understand the contract before signing.

How Do I Know If I Will Save Money By Going Solar?

You are not guaranteed to save money unless your contract includes an explicit guarantee. The questions below will affect whether you save money. You can answer some questions yourself, while others can be answered by your installer or sales agent.

What per kilowatt-hour rate am I currently paying for electricity?

The higher the electricity rate before you go solar, the more money you can potentially save.

Is my roof good for solar?

The direction your roof faces and how much shade it gets will affect how much electricity a roof-mounted solar project will generate. The roof's condition should also be considered.

How much electricity will the solar project generate?

If your solar project produces more electricity than you use over an annual period, you may not receive value for all the electricity generated.

Will I receive any money for the RECs?

The Approved Vendor will be paid by a utility for your solar project's RECs. The Approved Vendor may pass along a portion of this payment or may use the payment to reduce your cost of going solar.

Can I use the federal Investment Tax Credit?

If you buy your project, you may qualify for a substantial federal income tax credit. Consult your tax adviser.

How long do I expect to stay in my home or business location?

If you lease or sign a PPA, you may be required to buy out the contract if you move. Read your contract closely to understand what happens if you move.

What Is Net Metering and How Do I Enroll?

Net metering measures extra electricity your solar project produces and sends to the electric grid, and credits you for it on your electric bill. To participate in net metering, an application must be submitted to your electric utility.

Make sure you understand if your solar provider will submit a net metering application on your behalf for the solar project. Failure to enroll may significantly decrease the financial value you receive from your solar project.

Consumer Protection

Your solar provider is required to provide you with this informational brochure and a standard Disclosure Form. Review your Disclosure Form carefully and use it to compare offers from other Illinois Shines Approved Vendors. You must receive and sign the Disclosure Form before you sign an installation contract. Other Illinois Shines consumer protections include:

- If you sign a contract for a solar project 25 kW or smaller, you can cancel without penalty within the period allowed by your contract or law, which cannot be less than three calendar days.
- Illinois Shines sets out requirements for what information and terms must be included in your installation contract.
- Only Approved Vendors may submit solar project applications to Illinois Shines; these companies are vetted by the Program Administrator.
- Dedicated Program Administrator staff answer questions and assist in resolving customer complaints.

Complaint Procedures

If you have a problem related to your solar project or the sales process, first try to resolve it with your installer or the Approved Vendor. If you can't agree about how to solve the problem, you may contact the **Illinois Shines Program Administrator** by emailing complaints@illinoisshines.com or by calling 877-783-1820.

If you have been subject to fraudulent or deceptive sales practices, the Illinois Attorney General's Consumer Protection Division may be able to help.

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: 866-310-8398

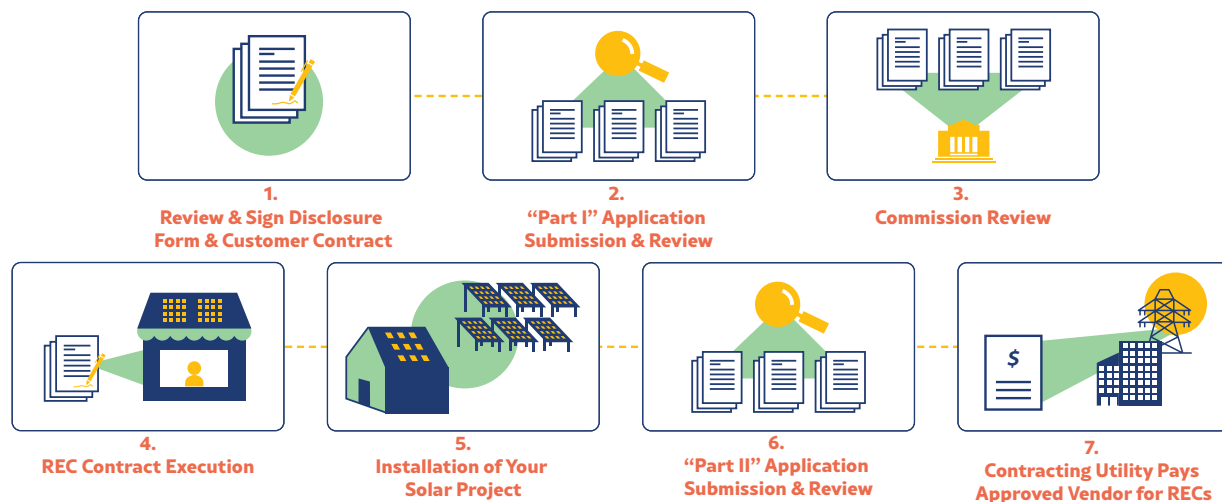
For more information, go to www.illinoisshines.com

Illinois Solar for All, another incentive program, is available for income-eligible customers and includes savings guarantees. Learn more at www.IllinoisSFA.com.




You can view an ADA accessible version of this document at www.illinoisshines.com/accessible.

This document provides information on the major steps in the Illinois Shines program for customers interested in installing a solar project on their property. Illinois Shines (also known as the Adjustable Block Program) is administered by the State of Illinois.




1. Review & Sign Disclosure Form and Customer Contract

Your Approved Vendor or its Designee must give you a copy of the Illinois Shines informational brochure and the standard Disclosure Form. Once you have signed the Disclosure Form, you can then sign your Installation Contract. It's important to carefully review and understand these documents before you sign them.

-  Your Approved Vendor cannot begin the process of applying for your solar project to be part of the Illinois Shines program until you sign the Disclosure Form.

2. "Part I" Application Submission & Review

The Approved Vendor completes an initial "Part I" application for your solar project to be part of the Illinois Shines program. The Approved Vendor groups your solar project with other projects and submits them as a "batch" to the Program Administrator, who reviews and verifies the applications.

-  If there are errors in an application, the Approved Vendor has 14 days to correct the errors. Your Approved Vendor may need to contact you to obtain information and correct any errors.

Key Terms:

Approved Vendor — Solar contractor or developer that enrolls your solar project in the Illinois Shines program, and also sells the Renewable Energy Credits ("RECs") generated from solar projects to the Contracting Utility.

Designee — Works with an Approved Vendor to do marketing, enroll customers, install projects, or other activities.

Contracting Utility — Utility company (Ameren Illinois, ComEd, or MidAmerican) that contracts with your Approved Vendor to buy the RECs from your solar project. May be different that your Service Utility.

Service Utility — Utility company in whose service area your solar project is located. Your Service Utility might be a municipal electric utility or rural electric cooperative. Also, your Service Utility will not always be the same as your Contracting Utility.

3. Commission Review

The Program Administrator sends batches of verified applications to the Illinois Commerce Commission for approval.

- ☀ The Commission will review the applications and approve the corresponding Renewable Energy Credit (REC) Contracts between your Approved Vendor and the Contracting Utility. The Commission meets approximately every 2 weeks and the applications must be submitted 8 business days prior to a Commission meeting in order to be considered.

4. REC Contract Execution

Within 1-2 weeks of approval by the Commission, the Contracting Utility signs the contract and sends it to your Approved Vendor, which then signs the contract within 7 business days. Under the REC Contract, your Approved Vendor sells the RECs produced by your solar project to the Contracting Utility.

- ☀ The Approved Vendor must also provide collateral to the Contracting Utility for each project. Some Approved Vendors charge a fee to the customer to cover this cost, **but many do not**.

5. Installation of Your Solar Project

Your Approved Vendor or its Designee installs your solar project! They will also work with your Service Utility to connect your project to the electricity grid and to get it up and running. The timing for your solar project's installation will depend on the installer's schedule and the size of your project.

- ☀ If you sign up for net-metering with your Service Utility, you should start seeing credits on your bill from the electricity that your solar project generates generally within 1-2 months.

6. "Part II" Application Submission & Review

This includes final details and documentation about your solar project. The Program Administrator may need a few months to review and approve the second application. If there are any problems with the application, the Approved Vendor has 14 days to correct the issue.

- ☀ Your Approved Vendor has up to 18 months after approval of the "Part I" application and the REC contract to actually install the project and get it running. Your Approved Vendor cannot submit the final "Part II" application until your solar project is installed and up and running.

7. Contracting Utility Pays Approved Vendor for RECs

The Approved Vendor sends an invoice to the Contracting Utility. For projects 25 kW in size or smaller, the Contracting Utility provides a lump sum payment for the RECs that your project will generate over the next 15 years. Depending on your Installation Contract with your Approved Vendor, a portion of this payment may be passed on to you, or the value of the payment may already be passed through in decreased project costs.

- ☀ Approved Vendors send invoices to the Contracting Utilities four times per year. The Contracting Utility has 1 month to pay an invoice after receipt. Any pass-through payment to you would be based on the terms of your Installation Contract.

If you are curious about the status of your application, please use the application lookup tool:

www.illinoisshines.com/project-status

To learn more about some of the entities involved in the Illinois Shines program as well as the types of contracts that are described in this guide, please see the program website at www.illinoisshines.com.

Illinois Shines Solar Project Lease Disclosure Form

Solar Project Lease Disclosure Form - ID# 505532

Illinois Shines is a state solar incentive program. An installer or other vendor is required to provide you with this disclosure form so that you have accurate information about the solar project, including its size, cost, operations, warranties, and financial benefits. More information about Illinois Shines is available at www.IllinoisShines.com and a guide to understanding your disclosure form is available at <https://illinoisshines.com/consumer-protection/disclosure-form-resources>. Another state solar incentive program, Illinois Solar for All, is available for income-eligible customers and includes savings guarantees (visit www.IllinoisSFA.com for more information).

This form is not a substitute for your contract. Carefully read your contract before signing. You may want to compare offers from multiple installers or Approved Vendors. You should take whatever time you need to shop around and to fully understand the contract before signing.

You may rescind your lease and receive a refund of any deposit by contacting the project lessor within the period allowed by your contract or law, which cannot be less than three calendar days.

If you are unable to resolve a complaint with your installer or Approved Vendor, you may contact the Illinois Shines Program Administrator by emailing complaints@illinoisshines.com or by calling (877) 708-3456. If you have been subject to fraudulent or deceptive sales practices, the Consumer Protection Division of the Illinois Attorney General's office may also be able to help; call (800) 243-0618 or visit <https://illinoisattorneygeneral.gov/File-A-Complaint/>.

Contact Information

Customer Information	
Name	John Doe
Address	123 Illinois St, Chicago, IL 60131
Phone	123-123-1234
Email	jdoe@illinoisabp.com
Service utility	AmerenIllinois
Customer type	Large Commercial/Industrial

Project Lessor	
Legal Name	Lessor
Marketing Name	
Address	123 AV In, Evanston, IL 12311
Phone	123-123-1234
Email	lessor@solar.com

Approved Vendor	
Legal Name	IGS Solar LLC
Marketing Name	
Address	6100 Emerald Pkwy, Dublin, OH 43016
Phone	614-659-5675
Email	IGS_ILincentive@igs.com

Project Installer — Your installer will be one of the following:	
#1	Installer 1
#2	Installer 2
#3	Installer 3

Project Lease Information and Costs

Length of lease	20 years and 0 months	First Payment		Final Payment	
		Amount	\$166.00	Amount	\$166.00
Annual Escalation Rate	0.00%	When payment is due	30 days after installation	When payment is due	20 years after first payment

Payments	When Payment is Due	# of Payments	Amount
Deposit or payment at contract signing	At contract signing	1	\$200.00
Total lease payments	Monthly	240	\$40,000.00

Fees that will apply	Amount	When Due	# of Payments	Amount
Fee 1	\$10.00	Monthly	240	\$2,400.00
Fee 2	\$1000.00	at Install	1	\$1,000.00

Total amount paid, including lease payments and above fees, for duration of lease

\$43,600.00

Illinois Shines Incentive Payment

Note: you will not be eligible for the federal solar tax credit because you will not own the project.

Expected value of incentive payment that will be received by the Approved Vendor for the solar project if accepted into Illinois Shines program (<i>acceptance not guaranteed</i>)	\$12,000.00
Is the lease contingent upon selection for the Illinois Shines incentive?	Yes

Project Installation

Estimated start date of project installation	30 days from the date the contract is signed
Estimated completion date of project installation	Thu, 12 Oct 2023
Estimated date for project owner to furnish a mechanic's lien waiver	6 months from installation
Who is responsible for submitting a project interconnection application to your local service utility?	Approved Vendor
Will project lessor file a Uniform Commercial Code-1 "fixture" filing statement?	Yes - project lessor may be able to take possession of solar project if you breach your contract

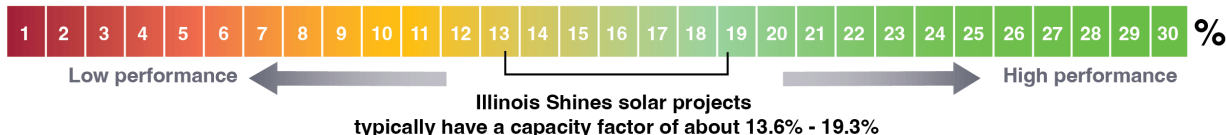
Project Design Specifications

Project Size (<i>size of project as built may vary by the greater of 1kW or 5%</i>)	8.00kW AC 9.50kW DC
Estimated total annual electricity production in first year	11,200.00 kWh
Expected life of the project	25 years
Mounting location	Roof mounted

Project Performance

A solar project's performance can be affected by the type of the solar panel used and placement of the panels. For example, solar panels that do not face south, are at too steep or flat of an angle, or are shaded will not produce as much electricity. The capacity factor reflects a project's expected production and can be used to compare design and expected performance between project proposals.

Your project's estimated capacity factor for the first 15 years is: 15.4%



Explanation:

Net Metering and Smart Inverter Rebate

You may be eligible for net metering, which credits your electric bill for excess generation from your solar project. Net metering credits can have a significant impact on the financial benefits of your solar project. **To participate in net metering, an application must be submitted to your electric utility.** For more information on net metering, including credit amounts, how credits roll over, and whether credits expire, please see <https://illinoisshines.com/consumer-protection/disclosure-form-resources>.

An application will be submitted for your project to receive the Smart Inverter Rebate.

Your electric utility will provide an upfront lump-sum payment, but **you may receive a lower net metering rate.** Please see <https://illinoisshines.com/consumer-protection/disclosure-form-resources> for more information.

Rebate Amount	\$1,000.00
Who keeps the rebate payment	Approved Vendor

Project Operations, Maintenance, Warranties, and Guarantees

Project maintenance (operational upkeep)	Included - provided by Lessor for 15 years
Project repairs (fixing malfunctioning project)	Not Included
Warranties related to improper installation	Included - provided by Installer for 5 years
Manufacturer's warranty for solar panels?	Included for 10 years
Manufacturer's warranty for project inverter?	Included for 15 years
Warranty against roof leaks from installation	Included - provided by Installer for 10 years
Is the lessor providing a project guarantee?	None
Insurance for loss or damage to the project	Not Included

If You Move

Upon sale of property where solar project is located, can you transfer the lease obligations to the new owner?	No
Is customer required to purchase the solar project before selling the property where it is located?	Yes - purchase price will be calculated by: Purchase price is equal to remainder of lease payments

Early Termination or Completion of Contract

Fee/penalty for early termination of lease	No
At the end of the lease...	
Will lessor remove solar project?	No
Will lessor return site to original condition (excepting ordinary wear and tear)?	Yes
Will lessor offer an option for customer to own and retain the solar project?	Yes
Will lessor offer an option for contract renewal?	Yes

Additional Information from Project Lessor / Approved Vendor

Signature



By signing this disclosure form, you certify that you received and read this form and had the opportunity to ask questions about it.

Printed Name _____

Signature _____

Date _____