

Illinois Shines Solar Project Lease Disclosure Form

Solar Project Lease Disclosure Form - ID# 750471

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	Sue Solar
Address	123 Solar Street, Chicago, IL 60601
Phone	123-123-1234
Email	sue@email.com
Service utility	ComEd
Customer type	Residential/Small Commercial

Project Lessor	
Legal Name	Solar Lessor
Marketing Name	
Address	123 Lessor Lane, Springfield, IL 62702
Phone	123-123-1234
Email	lessor@email.com

Approved Vendor	
Legal Name	Approved Vendor
Marketing Name	
Address	123 Solar Dr, Peoria, IL 61601
Phone	123-123-1234
Email	approvedvendor@email.com

Project Installer	
Legal Name	Installer Co.
Marketing Name	
Address	123 Installer Ave, Rockford, IL 12345
Phone	123-123-1234
Email	installer@email.com

Project Lease Information and Costs

Length of lease	20 years and 0 months	First Payment		Final Payment	
		Amount	\$100.00	Amount	\$100.00
Annual Escalation Rate	0%	When payment is due	30 days after interconnection	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	\$500.00
Total lease payments	monthly	240	\$24,000.00

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

\$24,500.00

Other Fees that May Apply	When Applicable	Amount
Late payment fee	if payment is more than 30 days late	\$15

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>)	\$14,575.64
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	35 days from the date the contract is signed
Estimated date for project owner to furnish a mechanic's lien waiver	provided after final payment
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

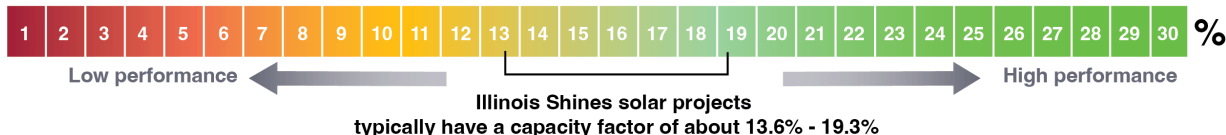
Project Design Specifications

Project Size (size of project as built may vary by the greater of 1kW or 5%)	11.40kW AC	10.80kW DC
Estimated total annual electricity production in first year	13,000.00 kWh	
Estimated customer annual usage and % offset by solar project	15,000.00 kWh	87%
Expected life of the project	25 years	
Mounting location	Roof mounted	
Will project include a battery for energy storage? If so, what size?	Yes	6.00 kWh

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: 12.6%



Explanation: limited morning shading from neighbor's house

Net Metering

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>.

Utility Rebates

ComEd and Ameren offer rebates for solar projects that have smart inverters (referred to as the Distributed Generation or Smart Inverter rebate) and for projects with energy storage (batteries). Projects may be eligible for either or both.

Residential and small commercial customers in ComEd territory who take the energy storage rebate must sign up for real-time pricing supply service from ComEd. Residential and small commercial customers in Ameren territory who take the energy storage rebate will be required to permanently take either supply service from Ameren under an hourly rate schedule, or participate in Ameren's demand response program.

Will project take the Distributed Generation rebate for the solar project?	Yes	Will project take the energy storage rebate for the battery?	Yes
Amount of generation rebate	\$3,240.00	Amount of storage rebate	\$1,800.00
Who keeps the rebate payment?	Lessor	Who keeps the rebate payment?	Customer

Project Operations, Maintenance, Warranties, and Guarantees

Project maintenance (operational upkeep)	Included - provided by Lessor for 20 years
Project repairs (fixing malfunctioning project)	Included - provided by Lessor for 20 years
Warranties related to improper installation	Included - provided by Installer for 5 years
Manufacturer's warranty for solar panels?	Included for 20 years
Manufacturer's warranty for project inverter?	Included for 15 years
Warranty against roof leaks from installation	Included - provided by Installer for 5 years
Is the lessor providing a project guarantee?	Guaranteed production of at least 16,500 kWh/year. If production falls short, customer will be credited at the current utility supply rate for any shortfall in production.
Insurance for loss or damage to the project	Included - Insurance does not cover damage from acts of God or intentional damage.

If You Move

Upon sale of property where solar project is located, can you transfer the lease obligations to the new owner?	Yes
Requirements for transferring lease obligations	New owner must take over the lease and all associated obligations. No minimum credit score required for new owner.

Early Termination or Completion of Contract

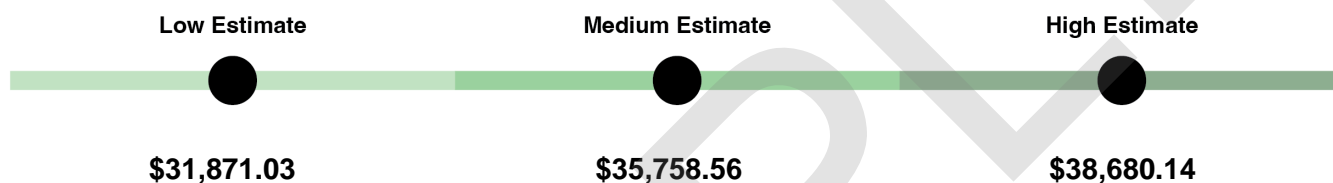
Fee/penalty for early termination of lease	50% of remaining lease payments
At the end of the lease...	
Will lessor remove solar project?	Yes
Will lessor return site to original condition (excepting ordinary wear and tear)?	Yes
Will lessor offer an option for customer to own and retain the solar project?	Yes
Will lessor offer an option for contract renewal?	No

Value of Electricity and Savings Estimates

Below are low, medium, and high estimates of the dollar value of the electricity your solar project will generate **over the duration of your lease** (how much less you will pay in electric bills), which do not factor in your expenses.

These estimates are based on current electricity rates and may not reflect electricity rates and net metering rates if you take supply from an Alternative Retail Electric Supplier or do not sign up for net metering. **These estimates are NOT a guarantee** and do not account for the time value of money; electricity rates are subject to change.

Estimated Range for Value of Electricity Generated by Your Project



Assuming that 75% of electricity is used directly onsite, which is valued at 14.604 cents/kWh, with electricity sent to the grid valued at 5.231 cents/kWh. Assuming electricity price escalation rates of 0.5%, 1.7%, and 2.5%, and production decrease of 0.5% per year. Solar companies may use different assumptions in documents they produce.

To estimate overall savings (if any), compare the expenses to the estimated benefits

Benefits	
Medium estimate of value of electricity generated over duration of lease	\$35,758.56
Utility Distributed Generation Rebate (if retained by customer)	N/A
Utility Storage Rebate (if retained by customer)	\$1,800.00
Expenses	
Total amount paid by customer (lease payments, fees, etc.)	\$24,500.00

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 _____