



Illinois Shines Solar Project Lease Disclosure Form

Solar Project Lease Disclosure Form - ID# 1099694

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	Cathy Customer
Address	123 Customer Court, Chicago, IL 60603
Phone	312-123-1234
Email	customer@email.com
Service utility	ComEd
Customer type	Residential/Small Commercial

Project Lessor	
Legal Name	Project Seller, Inc
Marketing Name	Solar4U
Address	123 Seller Street, Rockford, IL 61020
Phone	815-123-1234
Email	solar4U@email.com

Approved Vendor	
Legal Name	Approved Vendor, LLC
Marketing Name	Approved Vendor, LLC
Address	123 Vendor Av, Chicago, IL 60601
Phone	312-971-6245
Email	approvedvendorllc@email.com

Project Installer	
Legal Name	Project Installer, Inc
Marketing Name	Solar Installerz
Address	123 Installer Extension, Peoria, IL 61525
Phone	309-123-1234
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 energiation	When payment is due	30 days after end of lease

Payments	When Payment is Due	# of Payments	Amount
Deposit or payment at contract signing	At contract signing	1	\$2,500.00
Total lease payments	monthly	240	\$24,000.00

Fees that will apply	Amount	When Due	# of Payments	Amount
Maintenance Fee	\$50	annually for 15 years	15	\$750.00

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

\$27,250.00

Other Fees that May Apply	When Applicable	Amount
Late Payment Fee	payment more than 15 days late	15

Illinois Shines Incentive Payment

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>)	\$14,838.21
Is the lease contingent upon selection for the Illinois Shines incentive?	No
Will pricing or other terms change if the project is not selected for Illinois Shines?	No

Project Installation

Estimated start date of project installation	90 days from the date the contract is signed
Estimated completion date of project installation	95 days from the date the contract is signed
Estimated date for project owner to furnish a mechanic's lien waiver	45 days after final payment
Who is responsible for submitting a project interconnection application to your local service utility?	Installer
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

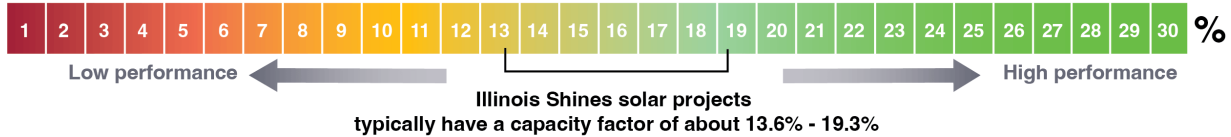
Project Design Specifications

Project Size (size of project as built may vary by the greater of 1kW or 5%)	7.60kW AC	6.80kW DC
Estimated total annual electricity production in first year	12,000.00 kWh	
Estimated customer annual usage and % offset by solar project	12,500.00 kWh	96%
Expected life of the project	20 years	
Mounting location	Roof mounted	
Will project include a battery for energy storage? If so, what size?	Yes	6.20 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: 17.4%



Explanation: partial shade in morning from neighbor's tree

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.

Energy storage systems that receive a utility storage rebate **must participate** in utility programs under which the **storage system is required to discharge power during scheduled windows**. The discharged power may be used onsite by the customer or sent to the grid. The estimated rebate values below are the base rebate and additional compensation from the utility may be available.

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	\$1,700.00	Amount of storage rebate	\$1,550.00
Who keeps the rebate payment?	Customer	Who keeps the rebate payment?	Customer

Project Operations, Maintenance, Warranties, and Guarantees

Project maintenance (operational upkeep)	Included - provided by Installer 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 production guarantee?	Guaranteed production of 90% of estimated generation. If there is a shortfall, seller will reimburse customer at current utility supply rate.
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?	Yes
Requirements for transferring lease obligations	New homeowner must take over all obligations in the lease and associated REC contract

Early Termination or Completion of Contract

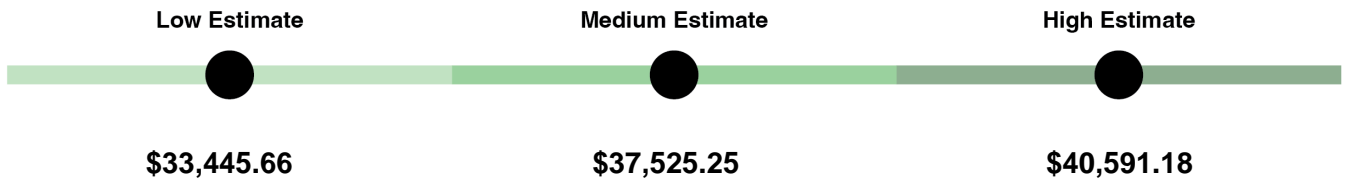
Fee/penalty for early termination of lease	customer must pay remaining lease payments
At the end of the lease...	
Will lessor remove solar project?	Yes
Will lessor return site to original condition (excepting ordinary wear and tear)?	Yes
Will lessor offer an option for customer to own and retain the 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, do not sign up for net metering, or qualify for a low income discount (LID) rate from your utility. **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 15.552 cents/kWh, with electricity sent to the grid valued at 9.1 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	\$37,525.25
Utility Distributed Generation Rebate (if retained by customer)	\$1,700.00
Utility Storage Rebate (if retained by customer)	\$1,550.00
Expenses	
Total amount paid by customer (lease payments, fees, etc.)	\$27,250.00

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 _____