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# Standard Disclosure Form

## Community Solar

### Before You Sign a Binding Contract

The purpose of this disclosure form is to provide you with clear and accurate information about the terms of your agreement to subscribe to a community solar project that participates in the Illinois Solar for All Program. Community solar is an arrangement by which multiple customers share the economic benefits from electricity produced by a solar photovoltaic (PV) system located in the same utility service territory that the customers (called subscribers) reside in.

If you subscribe to a community solar project you will receive credits on your electricity bill (measured in dollars) from your energy supplier for the electricity output (measured in kilowatt-hours) attributable to your subscription. Community solar subscriptions can be arranged in many ways, with different terms, payment arrangements, and durations.

This form is not a substitute for your contract. Do not rely exclusively on this form for your agreement. You should read your agreement closely before you sign it. The Illinois Solar for All (ILSFA) program requires that you are presented with this disclosure, as well as the standard ILSFA Low-Income Community Solar brochure, before signing your contract. This disclosure form provides you with information about your subscription, and, if you decide to enter into a community solar contract, you will be asked to sign this form to indicate that it has been provided to you. This form will be submitted to the ILSFA Program Administrator. The Program Administrator may contact you to verify that you received this form.

You may rescind your community solar subscription and receive a refund of any deposit paid within three calendar days of signing the contract by contacting your community solar provider.

Please confirm that the correct box below has been checked to indicate whether or not your household is subscribing as an income-eligible participant of the Illinois Solar for All program. Income-eligible subscribers should also have completed the ILSFA Basic Information Form and provided all program-required supporting documentation to verify eligibility. Income-eligible subscribers are required to receive the savings dictated by the Illinois Solar for All program, as well as a number of important consumer protections. Residential households, whether property owners or renters, qualify as income-eligible subscribers if they meet the income requirement of 80% or less Area Median Income. Income-eligibility and savings requirements can be referenced here: [IllinoisSFA.com/programs/community-solar](https://IllinoisSFA.com/programs/community-solar). Subscribers that are not income-eligible can still participate and see measurable savings in certain community solar projects that participate in the ILSFA program.

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

## Contact Details

Community Solar Project Owner	Approved Vendor	Community Solar Subscription Manager*	Your Subscription Details
Name:	Name:	Name:	Name:
Street:	Street:	Street:	Street:
Apartment/Suite:	Apartment/Suite:	Apartment/Suite:	Apartment/Suite:
City:	City:	City:	City:
State:	State:	State:	State:
Zip:	Zip:	Zip:	Zip:
Phone:	Phone:	Phone:	Phone:
Email:	Email:	Email:	Email:

\*Note that the Community Solar Provider and the Approved Vendor may be different organizations, and that your Approved Vendor may contract the management of your subscription to a different organization. Of the first three columns above, two or three may be the same (which will be indicated). 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)**.



SUBSCRIPTION SIZE

\_\_\_\_\_ kW AC

If the subscription size in your final contract has a difference of more than 5% from this number, you should review and sign a new, updated disclosure form.

### Financial Summary

Your Approved Vendor or Community Solar Provider will offer one of the subscription agreement types displayed below. Each type of offer may have different payment terms, costs, and savings, although all will include the minimum savings required by the ILSFA program. Your payments may not constitute your total monthly payment for electric service because you will still have a bill from your utility, in addition to the bill from your community solar provider. The two bills in total, however, should reflect the savings you see represented in this disclosure.

Financial Summary	
Agreement Type	<input type="checkbox"/> Per Kilowatt-Hour Rate <sup>1</sup> <input type="checkbox"/> Lease of System Share <input type="checkbox"/> Purchase of System Share
Payment Rate (system lease or purchase)	\$ _____ Per _____ (time period)
Payment Rate (PPA)	\$ _____ Per kWh _____ kWh per month \$ _____ per month
<b>Net Metering Rate</b> <i>This is the rate at which you will be credited on your electric bill for each kilowatt hour generated from your share of the system.</i>	\$ _____ per kWh (\$0.06 or custom rate) <sup>2</sup>
Term of the agreement	_____ Years
Upfront Costs (always \$0)	\$0
First Year Costs and Savings	
<b>Projected First-Year Energy Production</b> <i>Total estimated kilowatt hours produced by share of system in the first year.</i>	_____ kWh/year
<b>Total First-Year Costs</b> <i>Total costs and fees you will pay in the first year.</i>	\$ _____
<b>Total First-Year Savings</b> <i>Total estimated savings in the first year; e.g. your total energy value from the system minus the costs and fees.</i>	\$ _____

<sup>1</sup> Some vendors may refer to this arrangement as a “Power Purchase Agreement,” although it is not the same as actually purchasing electricity.

<sup>2</sup> \$0.06 per kWh is used as an average, statewide residential rate. A custom rate that better reflect the subscriber’s Supply Net Metering rate can be used, supported by 12 months of customer’s recent bills.

<b>Total First-Year Savings Percent</b> <i>The estimated percent you will save; e.g. your total savings divided by your total energy value. <b>For income-eligible households, this must be at least 50%.</b></i>	_____ %
<b>Total Costs and Savings Over the Term of the Agreement</b>	
<b>Projected Total Energy Production</b> <i>Total estimated kilowatt hours produced by the system over the term of the agreement.</i>	_____ kWh over _____ years
<b>Total Costs Over the Terms of Agreement</b> <i>Total costs and fees you will pay over the term of the agreement.</i>	\$ _____
<b>Total Savings Over the Term of the Agreement</b> <i>Total estimated savings over the term of the agreement; e.g. your total energy value from the system minus your costs and fees over the full term.</i>	\$ _____
<b>Total 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. <b>For income-eligible households, this must be at least 50%.</b></i>	_____ %

## The Costs and Fees Associated with Your Agreement

The following are the costs and fees associated with your community solar subscription, if applicable. Some costs or fees may or may not be included on your regular (e.g. monthly) bill, and therefore may require a separate payment to your community solar provider. 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			
<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 not 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 not included in your regular payment.

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

[OPEN TEXT FIELD]

## 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: \_\_\_\_\_

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, how much is my annual energy production expected to decrease 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: \$ \_\_\_\_\_
- Will your payments increase annually? \_\_\_\_ Yes \_\_\_\_ No
  - If yes, your payment will increase by \_\_\_\_\_ % each year.

## End of Lease and Renewal

At the end your contract term for Panel Lease and PPA agreements, the community solar provider will provide you with the following terms for renewal or end of contract:

## Transferring Your Subscription

You have a right to assign or sell your subscription to another customer for any reason, as long as the new subscriber lives in the same utility territory. There can be no fees associated with re-assigning or selling your subscription. The transferee will receive a disclosure like this one and will take over the responsibility of your payments and contract once the assignment has transferred. Your community solar provider will assist you with processing the transfer after you find the new subscriber.

If you move within the same utility territory, you can choose to keep your subscription and the terms of your agreement will not change.

## \*Net Metering

### WHAT IS NET METERING?

Net metering allows you to receive a credit from your energy supplier for the electricity generated under your community solar subscription. In Illinois, your energy supplier might be different than your utility. As part of your subscription, you will automatically be enrolled in net metering. Your electricity supplier provides the bill credit amounts and your utility adds your net metering credits to your electricity bill each month. These credits are based upon the energy generated from your share of the community solar project and the rate you pay for your electricity supply each month. ILSFA uses a statewide average of \$0.06 per kWh. A custom rate may be used, supported by 12 months of recent customer electricity bills. 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. The Illinois Solar for All Program Administrator can also answer general questions about net metering. 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. As part of the Illinois Solar for All program, your community solar provider cannot bill you until your bill/net metering credits are activated. If you change your electricity supplier, you will be re-enrolled in net metering with the new supplier.

### MY SAVINGS WITH NET METERING

The assumed rate at which you will be credited for each kilowatt hour your subscription generates is:

[  ] Average Statewide Residential Rate of \$0.06 per kWh or [  ] Custom Rate

\$ \_\_\_\_\_ per kilowatt hour

Your estimated savings was detailed on the first few pages of this disclosure. Below is a summary of your anticipated savings over the full term of your contract. These are projected savings based on everything we know today. One important factor in determining your costs and savings is the rate at which your electricity costs will change over time. Typically, energy costs increase with inflation. Your provider has assumed an annual increase rate of \_\_\_\_\_%<sup>3</sup>. This rate may be different. The table below shows what your savings would be 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%	\$

<sup>3</sup> ILSFA rules require that the escalation rate assumed here can be no more than 2.5% annually and the your payment can not increase more than the energy escalation rate used.

## Complaints

If you have complaints related to the system or this subscription process, first try to resolve the problem with your installer or Approved Vendor. 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](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 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

*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) for more information or call the toll-free number at **1-888-970-ISFA (4732)**.

## Customer Signature

### Please Initial

\_\_\_\_\_ The person or company presenting this Disclosure Form has provided me with a copy, either electronic or printed, of the Illinois Solar for All Community Solar Brochure, and I have had the opportunity to ask questions about it.

### 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.