



Deep Dive for Non-Profit and Public Facility Solar Project Disclosure Form

Lease Project
ComEd Customer

Your Disclosure Form has a unique identification number. This helps Illinois Solar For All ("ILSFA") track each form. If you contact the Program Administrator with questions, they may ask you for your Disclosure Form ID number.

Contact Information

The customer information provides the address where the solar project will be installed.

The Approved Vendor is the entity that will submit an application for the solar project to participate in ILSFA. The Approved Vendor might also be the Project Lessor and/or Installer, or the Approved Vendor may work with other companies, called Designees, to do marketing, sales, installation, and other work.

The Project Lessor is the entity that you sign a contract with to lease the solar project. You may also need to sign a contract with the Approved Vendor agreeing to sell the Renewable Energy Credits ("RECs") generated by the solar project to the Approved Vendor. The Approved Vendor then sells the RECs to a utility in exchange for an incentive payment.

If the Project Lessor has selected an installer at the time that they generate your Disclosure Form, the Disclosure Form will include the Project Installer's contact information. If the Project Lessor has not yet selected an installer, they will list 3 different companies that might do the installation work.



Non-Profit and Public Facility Solar Project Disclosure Form

Lease, With Utility Distributed Generation Rebate

Illinois Solar for All ("ILSFA") 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 Solar for All is available at IllinoisSFA.com, and a guide to understanding your disclosure form is available at IllinoisSFA.com/consumer-protections.

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 the time you need to shop around and fully understand the contract before signing.

If you are unable to resolve a complaint with your installer or Approved Vendor, you may contact the Illinois Solar for All Program Administrator by emailing info@IllinoisSFA.com or by calling (888) 970-1SFA (4732). 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 Illinoisattorneygeneral.gov/File-A-Complaint.

Contact Information

Customer		Project Lessor	
Name		Legal Name	
Project Address		Name used for Marketing	
Phone		Address	
Email		Phone	
Service Utility		Email	
Project Type			

Approved Vendor		Project Installer	
Legal Name		Legal Name	
Name used for Marketing		Name used for Marketing	
Address		Address	
Phone		Phone	
Email		Email	

Project Installer - Your Installer Will Be One of the Following:	
#1	
#2	
#3	



Illinois Solar for All

Project Lease Information and Costs

This section is very important, as it lays out the costs that you will pay for the solar project. This includes lease payments (which may increase over time) and any fees that will necessarily apply, such as maintenance fees.

These costs and fees are listed out separately and then totaled up.

There are 2 sections for fees in the Disclosure Form. One section lists "Fees that will apply."

The second section lists "Other fees that may apply" - this section is for fees that *might* apply, but are dependent on things that haven't happened yet. This includes things like late payment fees or returned check fees—in this example, if you do not make a late payment or bounce a check, you will not have to pay these fees.

Illinois Solar for All Incentive Payment

Your Approved Vendor will sell the Renewable Energy Credits ("RECs") generated by the solar project to a utility in exchange for an ILSFA incentive payment. The amount of the incentive payment is disclosed here. This incentive payment helps the Approved Vendor pass savings on to you.



Illinois Solar for All

Project Lease Information and Costs

Length of Lease	
Frequency of Payments	
Annual Escalation Rate	%

First Payment		Final Payment		Total Payments
Amount	\$	Amount	\$	\$
When is the payment due?		When is the payment due?		

Fees That Will Apply	Amount	When Due	Number of Payments	Total Amount
	\$			\$
	\$			\$
	\$			\$

Total Amount Paid, Including Lease Payments and Above Fees, for the Duration of the Lease	\$
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Other Fees That May Apply	When Applicable	Amount

Illinois Solar for All Incentive Payment

Expected value of incentive payment that will be received by the Approved Vendor for the solar project if accepted into Illinois Solar for All (acceptance not guaranteed)	\$
Is the lease contingent upon selection for the Illinois Solar for All incentive?	



Illinois Solar for All

Project Installation and Project Design Specifications

These sections give information about the solar project design and installation. Pay attention to the size of the project. If the project generates significantly more than your annual electric usage, make sure you understand why the project will be that large. For example, a larger project may make sense if you plan to switch from natural gas to electric heating and/or appliances, or if you plan to get an electric vehicle. In other situations, an oversized project may not make sense.

Project Performance

This section helps you understand how well the solar project will perform and whether it is sited properly for maximum performance. The range for "typical" ILSFA solar projects is calculated by using the "bell curve." The range for "typical" projects shown on your Disclosure Form reflects the middle 68% of projects (one standard deviation above and below the median). In other words, a "typical" project falls in between the 16th and the 84th percentile.

If the project has lower performance, make sure you understand why this is and whether you will still see the benefits you are expecting from the solar project. It may be that your property or building is not well-suited for solar. Note that projects in northern Illinois generally have lower performance than projects in southern Illinois because the sun's rays are less direct the further north a project is.



Project Installation

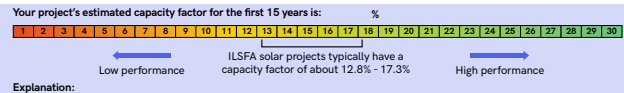
Estimated start date of project installation	
Estimated completion date of project installation	
Estimated date for lessor to furnish a mechanic's lien waiver	
Will project lessor file a Uniform Commercial Code-1 "fixture" filing statement?	

Project Design Specifications

Project size (size of project as built may vary by the greater of 1 kW or 5%)	kW AC	kW DC
Estimated total annual electricity production in first year		kWh
Expected life of the project		years
Mounting location		

Project Performance

A solar project's performance can be affected by the type of solar panel and the 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.



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. Please note that net metering for new ComEd, Ameren, and MidAmerican solar customers is changing in 2025, but net metering is not being eliminated. For more information on net metering, including credit amounts, how credits roll over, and whether credits expire, see illinoisSFA.com/consumer-protections.

Smart Inverter (Distributed Generation) Rebate

Will this project take the Smart Inverter (Distributed Generation) Rebate?

An application will be submitted for your project to receive the Smart Inverter (Distributed Generation) Rebate. Your electric utility will provide an upfront lump-sum payment, but you may receive a lower net metering rate. For more information see illinoisSFA.com/consumer-protections.

Rebate amount	\$
Who keeps the rebate payment	

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Net Metering and Smart Inverter (Distributed Generation) Rebate

If your solar project makes more electricity than you use, the excess electricity flows to the grid. Net metering credits you for this excess electricity that your solar project sends to the utility electric grid. On the other hand, if you use more electricity than your project is generating at any point in time, you will pull electricity from the grid.

ComEd will "net out" the extra electricity supply that your project sends to the grid against the electricity that you pull from the grid. For example, if your solar project sends 400 kWh of extra electricity to the grid, and you use 500 kWh of electricity from the grid, your net usage would be 100 kWh. **Supply and transmission charges are then calculated based on that net usage.** If you send more power to the grid than you pull from the grid, you will receive a credit on your bill for that electricity. *Unless you are on hourly pricing (where your electricity rate changes each hour),* you can choose whether you want to be credited in kWh (which will then reduce the kWh for which you are charged supply charges in future months), or with monetary credits applied to your bill (calculated based on your electric supply rate). If you have extra credits in a billing period, those credits will rollover to the next month, and will not expire.

For hourly or real-time pricing customers, the net amount of electricity sent to or pulled from the grid will be calculated for each hourly period and a monetary charge or credit calculated for each hour. Then the charges and credits will be totaled for the billing period, and a final charge or credit will be applied.

Your electric delivery charges are not included in net metering. **This means that you will be charged delivery charges for the entire amount of electricity that you pull from the grid, regardless of how much electricity you send back to the grid.** You will also have non-volumetric (not based on kWh used) customer charges and fees on your bill.



Illinois Solar for All

Net Metering and Smart Inverter (Distributed Generation) Rebate, Continued

Your solar project will also be eligible for a one-time Distributed Generation (DG) rebate from ComEd. At the beginning of 2025, solar projects for residential and small commercial customers will receive \$300/kW for installed solar project capacity and \$300/kWh for nameplate capacity for associated energy storage (commonly referred to as "batteries"). For large commercial and industrial customers, the rebate will start at \$250/kW for generation and \$250/kWh for energy storage.

If you're a residential or small commercial customer and take the storage rebate, be aware that you and any successor customers at that location must sign up for real-time pricing supply service from ComEd. Larger commercial and industrial customers who take the storage rebate will be required to participate in one or more programs offered through ComEd's Multi-Year Integrated Grid Plan.

The value of the rebate may change when future rebate values are established through a proceeding before the Illinois Commerce Commission. **Make sure you understand who keeps the rebate - you or someone else (for example, the solar company).**

If you receive energy supply from an Alternative Retail Electric Supplier (ARES) but your electricity is delivered by ComEd, either ComEd or the ARES will be responsible for net metering calculations and billing. If you switch to a new electricity supplier, make sure to ask the new supplier if any accumulated net metering credits will be carried over and applied by the new supplier.

Project Operations, Maintenance, Warranties, and Guarantees

All ILSFA contracts must include a full system warranty, as well as operations and maintenance guarantees for 15 years (20 years for public schools), at no additional cost to participants. Some sellers may offer longer warranties or guarantees. Some types of damage may not be covered; make sure you understand whether you are responsible for obtaining additional insurance coverage.



Illinois Solar for All

Project Operations, Maintenance, Warranties, and Guarantees

Project maintenance (operational upkeep)	
Project repairs (fixing malfunctioning project)	
Warranties related to improper installation	
Manufacturer's warranty for solar panels	
Manufacturer's warranty for project inverter	
Details of system performance warranty	
Insurance for loss or damage to the project	

You may be responsible for obtaining insurance coverage for any loss or damage to the project that is not covered by the warranties listed above during the term of your lease - consult your contract for information on insurance requirements.

If You Move

If you move, the Lessor must allow you the option to transfer the system to the new property owner or buy the system outright.

Conditions for transfer	
Conditions for buy-out	

Early Termination or Completion of Lease

Fee/penalty for early termination of lease	
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Illinois Solar for All

Value of Electricity and Savings Estimates

This section estimates the value of the electricity that the solar project will generate and your savings over the first year, and over the duration of your lease.

To estimate the value of electricity that the solar project will generate:

- For Non-Profit and Public Facilities customers, this estimate takes the customer net metering electricity price in dollars per kWh and multiplies that by the estimated amount of electricity that the solar project is expected to generate.
- To estimate the value over the duration of your lease, the calculation assumes that the value of electricity will increase by 0.5%, 1.7%, or 2.5% per year, and that the amount of electricity that the solar project generates will decrease by 0.5% per year. These estimates do not account for the time value of money. This means that value generated several years in the future is not discounted.

The Disclosure Form also shows your savings as a percentage of the value of energy generated by the solar project. This is calculated by dividing your estimated savings by the estimated value of electricity generated.

For Non-Profits and Public Facilities, ILSFA requires that your estimates of savings must be at least 50% of the value of the electricity generated in the first year and over the duration of your lease, unless you are also able to utilize the federal Investment Tax Credit, in which case your estimates of savings must be at least 65% of the value of electricity generated in the first year and over the duration of your lease.

Signature

Make sure that you fully understand your Disclosure Form and take the time to ask questions before signing.



Illinois Solar for All

Value of Electricity and Savings Estimates

Below are estimates of the dollar value of the electricity your solar project will generate in the first year and over the duration of your lease (how much less you will pay in electric bills). The form also provides estimated savings in year one and over the duration of your lease. **These estimates are based on current net metering policies that apply to solar projects that are approved for net metering by December 31, 2024. Starting in 2025, net metering policies and rates will change significantly. These estimates are NOT a guarantee.** For more information on savings estimates, visit illinoisSFA.com/consumer-protections.

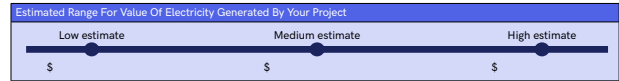
Your estimated savings must be at least 65% of the value of the electricity generated by your solar project for the first year and over 25 years.

Year 1

Smart Inverter Rebate	+	Estimated Value Of Electricity in Year 1	-	Total Costs in Year 1	=	Estimated Savings in Year 1	Savings As a Percentage of the Value of Energy Generated by Your Solar Project
\$	+	\$	-	\$	=	\$	%

Assuming starting electricity price of \$ /kWh

Over the Duration of Your Lease



Assuming starting electricity price of \$ /kWh; electricity price escalation rates of .5%, 1.7%, and 2.5%; production decrease of .5% per year

Smart Inverter Rebate	+	Estimated Value of Electricity Over Duration of Lease (Medium Estimate)	-	Total Costs Over Duration of Lease	=	Estimated Savings Over Duration of Lease	Savings As a Percentage of the Value of Energy Generated by Your Solar Project
\$	+	\$	-	\$	=	\$	%

Additional Information from Project Lessor / Approved Vendor

Signature

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

Printed name _____

Signature _____

Date _____



Glossary for NP/PF Solar Lease

Alternative Retail Electric Supplier (ARES): Companies other than the default electric utility that sell electric supply. Customers may choose to purchase electricity supply from an ARES rather than the default utility. The utility will still deliver the electricity and generally will still bill for both supply and delivery.

Approved Vendor (AV): Solar contractor or developer that enrolls your solar project in the ILSFA program, and also sells the Renewable Energy Credits ("RECs") generated from solar projects to the utility in exchange for an ILSFA incentive payment.

Capacity Factor (CF): The ratio of actual energy generated by a power plant over a time period (usually a year) and the total energy that power plant could have generated over the same time period, if it was optimally sited and ran at full capacity 24 hours a day, 365 days a year. The capacity factor for solar projects may seem relatively low, because solar projects only generate electricity when the sun is shining.

Designee: Entities that have direct interaction with end use customers on behalf of an Approved Vendor. Designees may work as installers, marketing firms, lead generators, and/or sales organizations on behalf of an Approved Vendor. Designees must be registered with the Program.

Distributed Generation (DG): A system that generates electricity and is located on-site, behind a customer's meter, and used primarily to offset a single customer's load; it cannot exceed 2,000 kW AC in size. Distributed generation (also called on-site generation or decentralized generation) is a term describing the generation of electricity for use on-site, rather than transmitting energy over the electric grid from a large, centralized facility (such as a coal-fired power plant).

Distributed Generation Rebate: Under the Illinois Public Utilities Act (220 ILCS 5/16-107.6), ComEd and Ameren must both offer a rebate to customers who install distributed generation projects, including solar, that meet certain eligibility requirements, including being equipped with a smart inverter. ComEd refers to this as the Distributed Generation Rebate. More information from ComEd is available at <https://www.comed.com/SmartEnergy/MyGreenPowerConnection/Pages/SolarRebates.aspx>.

Federal Tax Credit: The federal government has a tax credit program for solar projects. Owners of residential solar projects may be eligible to deduct up to 30% of the cost of their solar project from their federal income taxes. The Department of Energy's Homeowner's Guide to the Federal Tax Credit for Solar Photovoltaics is available at <https://www.energy.gov/eere/solar/homeowners-guide-federal-tax-credit-solar-photovoltaics>. Note that some homeowners may not pay enough in federal income tax to be able to use the full value of the tax credit, but tax credits can be rolled over to use in a subsequent year. Consult a tax professional to discuss your circumstances.

Illinois Power Agency: State Agency that administers the procurement of renewable energy resources to meet Illinois' renewable energy goals, including renewable energy incentive programs like ILSFA.

Illinois Shines: A state program administered by the Illinois Power Agency that supports the development of new photovoltaic distributed generation systems and new photovoltaic community renewable generation projects in Illinois through the purchase of Renewable Energy Credits ("RECs").

Illinois Solar for All (ILSFA): A state program administered by the Illinois Power Agency that supports the development of new photovoltaic distributed generation and new community renewable generation projects that serve low- and middle-income households, and non-profits and public facilities that serve and are located in environmental justice communities or income-eligible communities.

Interconnection: The process of connecting a solar project to the electric grid, which requires approval from the utility that operates the electric grid. All ILSFA projects must be interconnected to the electric grid.

Kilowatt (kW): 1,000 watts of electrical power.

Kilowatt-hour (kWh): 1,000 watts of power used for one hour. Electrical energy consumption and production is measured in kWh. For example, if a 100-watt lightbulb is used for 10 hours, it will use 100 watts of electricity per hour, or 1000 watts over 10 hours. Over the 10-hour period, the lightbulb used 1 kWh.

Mechanic's lien waiver: A document, often provided to a customer upon completion of payment, that indicates that a contractor is waiving its right to file a mechanic's lien. A mechanic's lien is used by contractors to ensure that they are paid; the lien gives the contractor a security interest in the customer's property.



Glossary for Residential Solar Lease, Continued

Net Metering: Metering and billing arrangement to compensate distributed energy generation (DG) system owners for generation that is exported to the utility grid.

Program Administrator: The entity responsible for running day-to-day operations of Illinois Solar for All, which is the non-profit Elevate.

Project Installer: The company that will complete the installation work for the solar project.

Project Lessor: The company that owns the solar project and enters into the installation contract / lease agreement with the customer.

Renewable Energy Credits (RECs): The environmental attributes of 1 MWh of electricity generated by a renewable generator, such as a solar project. Note that 1 MWh = 1000 kW.

Smart Inverter Rebate: Under the Illinois Public Utilities Act (220 ILCS 5/16-107.6), ComEd and Ameren must both offer a rebate to customers who install distributed generation projects, including solar, that meet certain eligibility requirements, including being equipped with a smart inverter. Ameren sometimes refers to this as the Smart Inverter Rebate.