



## Deep Dive for Residential Solar Disclosure Form

Purchase 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 Seller and/ or Installer, or the Approved Vendor may work with other companies, called Designees, to do marketing, sales, installation, and other work.

The Project Seller is the entity that you sign a contract with to purchase 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 Seller 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 Seller has not yet selected an installer, they will list 3 different companies that might do the installation work.

The screenshot shows the 'Residential Solar Project Disclosure Form' for a 'Purchase, With Utility Distributed Generation Rebate'. It includes the Illinois Solar for All logo and a unique ID number '000000'. The form contains several sections: 'Customer', 'Project Seller', 'Approved Vendor', 'Project Installer', and 'Project Installer - Your Installer Will Be One of the Following:'. Each section has a table with fields for Name, Address, Phone, and Email. The 'Project Installer' section includes a table for listing up to three installers. The form also contains explanatory text about the ILSFA program and a disclaimer.

**Customer**

Name	
Address	
Phone	
Email	
Service Utility	
Project Type	

**Project Seller**

Legal Name	
Name used for Marketing	
Address	
Phone	
Email	

**Approved Vendor**

Legal Name	
Name used for Marketing	
Address	
Phone	
Email	

**Project Installer**

Legal Name	
Name used for Marketing	
Address	
Phone	
Email	

**Project Installer - Your Installer Will Be One of the Following:**

#1	
#2	
#3	

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# Illinois Solar for All

## Project Purchase Information and Costs

This section is very important, as it lays out the costs that you will pay for your solar project. This includes loan payments to finance the purchase of the solar project and any fees that will necessarily apply, such as maintenance fees.

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

For solar projects serving single-family and small multi-family buildings (2-4 units), there must not be any upfront costs before the solar project starts generating electricity.

There are 2 sections for fees in the Disclosure Form. One section lists "Payment or Fee."

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.

## 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 and what percentage of your household usage will be covered by electricity generated by the solar project. If the project generates significantly more than your annual household electric usage (if the disclosure lists a percentage greater than 100%), 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 appliances, or if you plan to get an electric vehicle. In other situations, an oversized project may not make sense.



### Illinois Solar for All

#### Project Purchase Information and Costs

Your purchase of the solar project will be financed with a loan.

The duration of your loan will be:

Payment or Fee	Amount	When Due	# of Payments	Amount
Loan payment to finance purchase	\$			\$
	\$			\$
	\$			\$
	\$			\$
Total amount paid, including purchase price and above fees, for duration of contract				\$

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 installation contract contingent upon selection for the Illinois Solar for All incentive?	

#### Project Installation

Estimated start date of project installation	
--	--

Project Design Specifications		kW AC	kW DC
Project size (size of project as built may vary by the greater of 1 kW or 5%)			
Estimated total annual electricity production in first year			kWh
Estimated annual household usage (based on past bills, if available)			kWh
Percentage of electric usage covered by the solar project		%	
Expected life of the project			years
Mounting location			



# Illinois Solar for All

## 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.



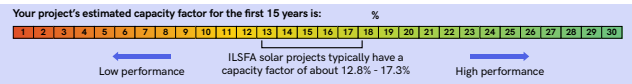
## Illinois Solar for All

### 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
Estimated annual household usage (based on past bills, if available)		kWh
Percentage of electric usage covered by the solar project	%	
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.



Explanation:

### 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](https://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](https://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, 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 loan - consult your contract for information on insurance requirements. You will be responsible for removal of the project after the end of project life (typically 25 years). Unforeseen roof repairs may require that the project be partially or fully removed and reinstalled at your expense.

### If You Move

If you move, the Seller/Lender must allow you the option to re-assign the loan or to pay off the loan early with no pre-payment penalties.

Conditions for loan re-assignment	
Conditions for early pay-off	

### Forbearance for Default on Contract Payments

If you have defaulted on your payments and can show good cause in a request for forbearance, financiers must offer a) suspension of total payments for up to three months, b) a suspension of interest payments for up to six months, or c) a reduction in interest rates for up to twelve months. Missed payments may be recovered later, but no interest may be applied. The following terms apply:



# 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 25 years.

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

- For ComEd, Ameren, and MidAmerican customers, this estimate takes the residential customer retail electricity price (for customers who take supply from the utility, not from an Alternative Retail Electric Supplier) in dollars per kWh and multiplies that by the estimated amount of electricity that the solar project is expected to generate. For customers in municipal utilities and rural electric co-operatives, this estimate uses an average retail electricity rate across Illinois.
- To estimate the value over the full 25 years, 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 solar projects serving single-family and small multi-family buildings (2-4 units), ILSFA requires that your estimated savings must be at least 50% of the value of the electricity generated over the first year and over 25 years. In other words, your costs cannot be more than 50% of the value of electricity generated.

For solar projects serving large multi-family buildings (5+ units), upfront costs to the customer are allowed; 50% savings is not required for the first year but is required over 25 years

## 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 25-year anticipated life of the project (how much less you will pay in electric bills). The form also provides estimated savings in year one and over the life of the project. **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](https://IllinoisSFA.com/consumer-protections).

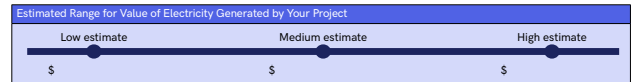
Your estimated savings must be at least 50% of the value of the electricity generated by your solar project over 25 years.

#### 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 25 Years



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 25 Years (Medium estimate)	-	Total Costs over 25 Years	=	Estimated Savings over 25 Years	Savings as a Percentage of the Value of Energy Generated by your Solar Project
\$	+	\$	-	\$	=	\$	%

### Additional Information from Project Seller / 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 Residential Solar Purchase

**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 Purchase, 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 Seller:** The company that enters into the installation / sales contract 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.