



OWNED SOLAR
WITH LOAN

BUYER'S GUIDE STEP-BY-STEP

5 STEPS TO BUY A SOLAR HOME

Phase 1: Collaborate

- Step 1: Obtain** solar information from the Seller
- Step 2: Learn** about the solar home
- Step 3: Decide** how to transfer the solar
- Step 4: Finalize** solar transfer details

Phase 2: Connect

- Step 5. Optimize** your solar home

PHASE ONE: COLLABORATE AFTER HOME PURCHASE CONTRACT IS SIGNED

Step 1: Obtain solar information from the Seller

- Share this Step-By-Step Guide with your agent
- Obtain from Seller or generate your own:
 - Green Home Transaction Certificate
 - The solar loan agreement and any other solar documentation

Step 2: Learn about solar home

- Review Green Home Transaction Certificate
- Review solar documentation
- Share the Green Home Transaction Certificate with:
 - Real Estate Agent
 - Title/Escrow Agent
- Order a Solar Inspection Certificate from a Sprk Certified Home Inspector
- Order a Green Home Appraisal Certificate from Sprk Certified Loan Officer

Step 3: Decide how to transfer the solar

- Decide with the Seller how to handle the balance of the solar loan

Step 4: Finalize solar transfer details

- If paying off a solar loan: decide if Buyer or Seller is funding the loan payout
- If assuming the solar loan, contact the loan company to:
 - Check credit to qualify for loan
 - Sign loan assumption agreement
 - Set up loan payments
- Confirm with escrow agent the Seller has requested the UCC Filing be lifted for the close of escrow

PHASE TWO: CONNECT AFTER THE CLOSE OF ESCROW

Step 5: Optimize your solar home

- Contact the electricity utility company to:
 - Transfer service into your name, rather than shutting off electricity
 - Transfer the existing net metering agreement into your name
- Get solar monitoring info from Seller
- Connect solar monitoring to your wifi
- Contact solar installer to troubleshoot any solar issues
- Leverage Sprk Green Home Energy Report to optimize your new home
- Clean solar panels annually

DOCS SOLAR DOCUMENTS

- Solar Loan Agreement
- Solar Installation Agreement
- Electricity Utility Net Meter/Billing Agreement
- Solar Panel Warranty
- Solar Inverter Warranty
- Battery Warranty
- Reports from Sprk:
 - Home Energy Report
 - Transaction Certificate
 - Solar Inspection Certificate
 - Appraisal Certificate