



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



OWNED
SOLAR

TRANSACTION GUIDE

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
 - Solar installation agreements, equipment warranties, etc.

STEP 2: LEARN ABOUT SOLAR HOME

- ☐ Order Solar Inspection and Home Energy Reports from a Sprk Certified Home Inspector in the inspection phase
 - Learn if solar is fully functional and in good condition and negotiate repairs if necessary
 - Discover expected home energy expenses with solar on the home

STEP 3: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation to the Escrow Officer, Loan Officer, and Appraiser
- ☐ Confirm with Escrow Officer prior to final walkthrough that the solar system is showing as owned outright
- ☐ Get solar monitoring login info from Seller at or prior to the final walkthrough
- ☐ Schedule to take over electric utility services
 - When possible, transfer the existing net metering agreement into your name

PHASE 2: CONNECT AFTER CLOSE OF ESCROW

STEP 4: OPTIMIZE YOUR SOLAR HOME

- ☐ Set up solar monitoring app or portal and connect solar to your WiFi to track solar production
- ☐ Contact Solar Installer
 - For help connecting the solar monitoring to your new WiFi network
 - To take over any installation and equipment warranties
 - To troubleshoot any solar problems found during the solar inspection
- ☐ Use the Home Energy Report to optimize your new home for your energy preferences
- ☐ Save digital copies of all solar documentation in a secure cloud folder for future reference
- ☐ To maximize solar production and longevity, have the solar inspected at least on a bi-annual basis

SOLAR DOCUMENTATION

- ☐ State solar disclosure documentation (where applicable)
- ☐ Solar Installation Agreement
- ☐ Electricity Utility Net Meter/Billing Agreement
- ☐ Solar Panel Warranty
- ☐ Solar Inverter Warranty
- ☐ Battery Warranty
- ☐ Sprk Reports: Home Energy Report / Listing Report / Solar Inspection Report / Solar Appraisal Report



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
 - Solar Loan, installation agreements and equipment warranties, etc.

STEP 2: LEARN ABOUT SOLAR HOME

- ☐ Order Solar Inspection and Home Energy Reports from a Sprk Certified Home Inspector in the inspection phase
 - Learn if solar is fully functional and in good condition and negotiate repairs if necessary
 - Discover expected home energy expenses with solar on the home

STEP 3: DECIDE HOW TO TRANSFER THE SOLAR

- ☐ Negotiate with the Seller how to handle the balance of the solar loan, Options:
 - Seller pays off, Buyer pays off or Buyer assumes the loan

STEP 4: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation and confirm loan payoff or assumption with the Escrow Officer, Loan Officer, and Appraiser
 - If the solar loan will be paid off: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payoff
 - If the Buyer will assume the solar loan, confirm with the Loan Officer this won't affect the Buyers home loan qualification
 - If the Buyer will assume the solar loan, contact the loan company to:
 - Check credit and qualify to assume the loan
 - Sign loan assumption agreement
 - Set up loan payments
- ☐ Confirm with Escrow Officer prior to final walkthrough that the UCC Filing will be lifted for the close of escrow
- ☐ Get solar monitoring login info from Seller at or prior to the final walkthrough
- ☐ Schedule to take over electric utility services
 - When possible, transfer the existing net metering agreement into your name

PHASE 2: CONNECT AFTER CLOSE OF ESCROW

STEP 5: OPTIMIZE YOUR SOLAR HOME

- ☐ Set up solar monitoring app or portal and connect solar to your WiFi to track solar production
- ☐ Contact Solar Installer
 - For help connecting the solar monitoring to your new WiFi network
 - To take over any installation and equipment warranties
 - To troubleshoot any solar problems found during the solar inspection
- ☐ Use the Home Energy Report to optimize your new home for your energy preferences
- ☐ Save digital copies of all solar documentation in a secure cloud folder for future reference
- ☐ To maximize solar production and longevity, have the solar inspected at least on a bi-annual basis

SOLAR DOCUMENTATION

- | | |
|---|---|
| <input type="checkbox"/> State solar disclosure documentation(where applicable) | <input type="checkbox"/> Battery Warranty |
| <input type="checkbox"/> Solar Loan Agreement | <input type="checkbox"/> Sprk Reports: Home Energy Report / |
| <input type="checkbox"/> Solar Installation Agreement | Listing Report / Solar Inspection Report |
| <input type="checkbox"/> Electricity Utility Net Meter/Billing Agreement | / Solar Appraisal Report |
| <input type="checkbox"/> Solar Panel Warranty | |
| <input type="checkbox"/> Solar Inverter Warranty | |



BUYER'S CHECKLIST

HOW TO BUY A SOLAR HOME (STEP BY STEP)



LEASED / PPA
SOLAR

TRANSACTION GUIDE

PHASE 1: COLLABORATE DURING ESCROW

STEP 1: GET SOLAR INFORMATION FROM SELLER

- ☐ Gather Solar Information from Seller
 - Solar Lease or Solar PPA, installation agreements and equipment warranties, etc.

STEP 2: LEARN ABOUT SOLAR HOME

- ☐ Order Solar Inspection and Home Energy Reports from a Sprk Certified Home Inspector in the inspection phase
 - Learn if solar is fully functional and in good condition and make note of repairs for solar company
 - Compare solar lease/PPA monthly payments against monthly solar savings
 - Learn about solar lease/PPA remaining payments and if they are expected to increase
 - Discover expected home energy expenses with solar on the home

STEP 3: DECIDE HOW TO TRANSFER THE SOLAR

- ☐ Negotiate with the Seller how to handle the remainder of the solar lease/PPA, Options:
 - Decide whether the lease/PPA will be prepaid, bought out, or assumed by the Buyer

STEP 4: FINALIZE SOLAR TRANSFER

- ☐ Provide solar documentation and confirm lease/PPA prepayment, buyout or assumption with the Escrow Officer, Loan Officer, and Appraiser
 - If the solar lease/PPA will be bought out or Prepaid: Notify the Escrow and Loan Officers if the Seller or Buyer will fund the payment
 - If the Buyer will assume the solar lease/PPA, confirm with the Loan Officer if that will impact their ability to qualify for the home loan
 - If the Buyer will assume the solar lease/PPA, Complete the solar lease/PPA transfer process by:
 - Submitting credit application or assumption fee
 - Signing the lease/PPA assumption agreement
 - Setting up lease/PPA payment terms
- ☐ Confirm with Escrow Officer prior to final walkthrough that the UCC Filing will be lifted for the close of escrow
- ☐ Get solar monitoring login info from Seller at or prior to the final walkthrough
- ☐ Schedule to take over electric utility services
 - When possible, transfer the existing net metering agreement into your name

PHASE 2: CONNECT AFTER CLOSE OF ESCROW

STEP 5: OPTIMIZE YOUR SOLAR HOME

- ☐ Set up solar monitoring app or portal and connect solar to your WiFi to track solar production
- ☐ Contact solar lease/PPA company
 - For help connecting the solar monitoring to your new WiFi network
 - To troubleshoot any solar problems found during the solar inspection
- ☐ Use the Home Energy Report to optimize your new home for your energy preferences
- ☐ Save digital copies of all solar documentation in a secure cloud folder for future reference
- ☐ To maximize solar production and longevity, have the solar inspected at least on a bi-annual basis

SOLAR DOCUMENTATION

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