

Solar System Disclosure – 18212 N 43rd Pl, Phoenix, AZ 85032

(To be Fully Owned at Closing)

The property is equipped with a rooftop solar photovoltaic (PV) energy system. As part of the sale, the seller will complete the full buyout of the existing solar lease agreement with Spruce Power at or prior to closing. Upon completion of the buyout, the system will be conveyed with the property as a fully owned fixture, free of any liens or encumbrances. The buyer will not be required to assume a lease or make any future lease-related payments.

System Information:

- **System Size:** 3.36 kilowatts (kW)
- **Panel Specifications:** 14 panels, CentroSolar Model E240B, 240 watts each
- **System Installed:** Originally installed under lease agreement dated August 23, 2012
- **Current Owner (Post-Closing):** The solar system will transfer to the buyer as real property with the home

Performance History (Most Recent 8 Months Available):

- **Average Monthly Solar Production (Credited):** Approximately 219 kilowatt-hours (kWh)
- **Average Monthly Net Electricity Used from APS:** Approximately 373 kWh
- **Utility Provider:** Arizona Public Service (APS)
- **Solar Credits:** Credited monthly on APS billing statements when the system is operational

Maintenance and Repairs:

The system was under a performance-monitored lease through Spruce Power. As of June 2025, the system was not producing electricity. The seller has submitted a repair request to the solar provider and expects the system to be returned to operational status before closing. Once the lease is bought out, the system will no longer be under a third-party maintenance contract, and future maintenance, if needed, will be the responsibility of the new homeowner.



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Additional Notes:

- Buyers are encouraged to review APS billing history and consult with a licensed solar technician if they have questions about ongoing system performance or maintenance.
- Copies of the APS billing history and original lease documents (now terminated through buyout) are available upon request.

Got questions? We are just a phone call or email away!

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