

# SOLAR PANEL DISCLOSURE

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Property: 308 S. Pike St. Palestine, IL 62451

The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Property.

**SOLAR SYSTEM:** A solar photovoltaic panel system (the "Solar System") has been installed on the Property. The Solar System includes, but is not limited to, all Solar System components, solar panels, inverters, charge controllers, batteries, battery charge controller, backup generator, solar array disconnect, power meter, power converter and cables, if applicable, that are presently in place on the Property.

**FINANCIAL STATUS:** The Solar System is currently: (Check Applicable Boxes)

**Owned:** Owned by Seller free and clear (not subject to an existing lease, power purchase agreement or loan) and shall be included in the sale of the Property and conveyed to Buyer by Bill of Sale at Closing.

**Leased or Financed:** Subject to an existing lease agreement ("Lease"), power purchase agreement ("PPA") or financed by an unpaid loan ("System Financing")

The Lessor/Lien Holder is: Light Reach

Account #: 18-1181 Phone # 855-339-1831 The Current monthly fee is: \$ 143.00

If financed, the balance is approximately \$ \_\_\_\_\_ If leased, the lease expires: 8-18-2049

Seller hereby authorizes the Lessor/Lien Holder to disclose to the Buyer any documentation or information pertaining to the Lease or loan. Any fees or costs for an Assignment/Assumption shall be paid by Buyer.

Seller shall pay off the Solar System Financing or buy-out/pre-pay the remainder of the Lease or PPA and shall include the Solar System as part of the sale of the Property and convey the Solar System to Buyer by Bill of Sale at Closing. The provisions of this Section shall survive Closing.

Buyer shall assume the Lease, PPA or System Financing. Seller shall in good faith assist Buyer in obtaining approval from the solar provider or loan servicer/Lien Holder to assume the applicable.

If there is an agreement with a third party for the sale of excess energy produced by the Solar System, state:

Name of Energy Company: \_\_\_\_\_

Contract/Account #: \_\_\_\_\_ Phone: \_\_\_\_\_

Lease, PPA or System Financing. Buyer shall assume the Lease, PPA or System Financing at Closing and Seller shall be released from all future liability under the applicable Lease, PPA or System Financing. Buyer hereby agrees to assume all obligations of the Solar System from the date of Closing. Buyer shall not be liable for any arrearages, late fees or charges due from Seller prior to Closing. The monthly fee shall be prorated as of the date of Closing. The provisions of this Section shall survive Closing.

Within three (3) days of the Effective Date of the Contract, Seller shall: (i) deliver to Buyer a copy of the Existing Lease, PPA or System Financing documentation and excess energy agreement; and (ii) deliver to Buyer all other Solar System documents in Seller's possession. The Solar System lease/loan and other documents in Seller's possession are collectively hereinafter referred to as the "Solar System Documents."

\_\_\_\_\_  
Buyer's Initials      Date

CP      JR  
\_\_\_\_\_  
Seller's Initials

01/30/26  
\_\_\_\_\_  
Date

**BUYER DUE DILIGENCE:** Buyer is advised that if the cost, insurability, operation, or value of the Solar System is a material matter to Buyer, Buyer must investigate the Solar System within the Inspection Period, as set forth in the Contract. This may include, but is not limited to:

- Age
- End of lease terms
- Grid tie-in
- Homeowner's insurance Coverage
- Maintenance
- Output and production guarantees
- Payment increases
- Taxes
- Utility and lessor fees
- Utility bills
- Warranties

Buyer shall within seven (7) days of the Effective Date, apply for lease/loan assumption approval in the manner required by Lessor/Lien Holder and Seller and Buyer agree to cooperate fully with Lessor/Lien Holder and supply the necessary documentation to complete the assignment/assumption.

**LEASE/LOAN ASSUMPTION CONTINGENCY:** Buyer's obligation to complete this sale is contingent upon Buyer obtaining from Lessor/Lien Holder approval to assume the Solar System lease/loan under the existing terms and conditions no later than three (3) days prior to the Closing Date ("Assumption Approval").

**UNFULFILLED LEASE/LOAN ASSUMPTION CONTINGENCY:** This Contract shall be declared null and void and the earnest money shall be disbursed in accordance with paragraph 10 of this contract, after diligent and good faith effort, Buyer is: (i) unable to obtain Assumption Approval from Lessor/Lien Holder; and (ii) delivers to Seller a signed notice of inability to obtain Assumption Approval no later than three (3) days prior to the Closing Date. If Buyer is unable to obtain Assumption Approval within the specified time period, but fails to deliver such notice, then Assumption Approval shall be deemed waived, in which event this Contract will continue and Buyer shall pay at Closing the amounts due to terminate the Lease or amounts due to payoff off the Lien Holder.

**ACKNOWLEDGEMENT:** Seller and Buyer recognize, acknowledge and agree that Brokers are not qualified to advise on solar panel systems, including, but not limited to, cost, insurability, operation, value, or transferability. Seller and Buyer are instructed to consult with independent legal counsel and other qualified licensed professionals to assist in their due diligence efforts. Because conducting due diligence with respect to the Solar System is beyond the scope of Broker's expertise, Seller and Buyer expressly release and hold harmless Broker(s) from liability for any defects, conditions or transferability problems pertaining to the Solar System.

So agreed and accepted:

_____		<u>Christina Shook</u>	
<i>Buyer Printed Name</i>		<i>Seller Printed Name</i>	
_____	_____		<u>01/30/26</u>
<i>Buyer Signature</i>	<i>Date</i>	<i>Seller Signature</i>	<i>Date</i>
_____		<u>Jeffrey Roberts</u>	
<i>Buyer Printed Name</i>		<i>Seller Printed Name</i>	
_____	_____		<u>01/30/26</u>
<i>Buyer Signature</i>	<i>Date</i>	<i>Seller Signature</i>	<i>Date</i>