



Champaign County Association of REALTORS®
Solar Power System Addendum



This Solar Power System Addendum ("Addendum") is entered into by and between _____ (collectively, "Buyer") and _____ (collectively, "Seller") and relates to the real estate commonly known as _____ ("Premises").

Please check and complete all blanks, as applicable.

The Premises has solar panels:

- Owned by Seller with no further financial obligations
- Owned but subject to a financing agreement with an estimated remaining balance of \$_____ which shall be:
 - Paid in full by Seller on or before closing
 - Assumed by Buyer on or before closing [Seller to provide all documentation and terms as set forth below] with the transfer fee paid by _____.
- Subject to an agreement for energy delivery (including Solar Renewable Energy Credits [SRECs])
 - Terminated by Seller on or before closing
 - Assumed by Buyer on or before closing
- Panels are leased by Seller at the current estimated monthly payment of \$_____ and Buyer shall assume the lease on or before closing.
- Seller has provided to Buyer copies of all documentation regarding solar panels or other sources of energy to the Premises including but not limited to purchase agreements, financing agreements or rental agreements, electricity supply agreements, utility bills/productions and warranties, Buyer acknowledges receipt of all information.
- Seller shall provide to Buyer not later than 3 business days after the parties' execution of the Contract, copies of all documentation regarding solar panels or other sources of energy to the Premises including but not limited to purchase agreements, financing agreements or rental agreements, electricity supply agreements, utility bills/productions and warranties. Buyer may declare this Contract null and void by giving written notice of termination to Seller not later than 3 business days after the receipt of the documents and information required by this paragraph and in such event all earnest money shall be returned to Buyer. If the documents are inconsistent with the representations in this addendum or the solar agreements cannot be terminated or assigned as of the closing date (if checked to be terminated or assigned as set forth above), then Buyer may cancel within said 3 business day period by providing written notice thereof to Seller, in which event all earnest money shall be returned to Buyer. If Buyer fails to notify Seller of its election to cancel/terminate this Contract on or before said 3 business day period, Buyer shall be deemed conclusively to have waived its right to cancel/terminate Contract.

Sellers' Signatures:

Date:

Buyers' Signatures:
