



BUYING A HOME WITH AN EXISTING SOLAR SYSTEM

A Guide to Transferring a Solar Agreement

If you're interested in purchasing a solar home, the transfer process may seem intimidating. We are breaking down the top questions we hear about transferring a home solar system to a new homeowner.

What are my options for transferring a home solar system?

The process of transferring a home solar system depends on who owns the home solar system.

If the seller owns the home solar system by paying cash or a loan that is paid off, you're all set! The home solar system will be owned by the buyer, just like any other appliance.

If there is still a loan in place on the home solar system, there are a few things to consider.

- Is the loan transferrable? What are the qualification terms that you will need to meet?
- What, if any, warranty remains? What type of repair plan is in place for the home solar system?
- Can you negotiate to have the seller pay off the loan, after which the home solar system will be owned outright?

IF YOUR HOME SOLAR SYSTEM IS OUT OF WARRANTY, OR YOU'D LIKE TO ADD MONITORING TO YOUR HOME SOLAR SYSTEM, CONTACT US TO LEARN MORE ABOUT OUR SUNNOVA PROTECT™ HOME SOLAR PROTECTION PLANS.

If the home solar system is leased or has a PPA (power purchase agreement), the solar service provider (third-party owner) has full ownership of the system.

- If the home solar system is leased, the homeowner pays a monthly fee to the solar service provider (third-party owner) for renting the equipment.
- In the case of a PPA, the home solar system is owned by the solar service provider (a third-party owner) and the homeowner pays for the solar energy produced.



Sunnova is a solar service provider (third-party owner).

Some things to think about when considering a home with a solar system owned by a solar service provider:

- Is this a lease or a PPA?
- What are the monthly payments?
- What is the term of the agreement? How many years remain on the agreement?
- Is there an escalator (annual increase)?
- Is there an option to purchase the solar system?
- Am I qualified to take over the lease or the PPA?

Does the term of the solar agreement start over after I take over?

Not at all. You will pick up the agreement where the seller left off.

Do I have to qualify to take over the solar agreement?

If you're purchasing a home with a Sunnova home solar system, you must pass our credit check, which is a hard credit inquiry.

If you do not meet our credit threshold, you can submit a deposit. The amount of the deposit depends on the total monthly payment. Once your credit improves, you may be eligible for a deposit refund.

Qualification requirements may vary depending on who owns the home solar system. We recommend you contact the solar system owner (solar service provider, lender, etc.) as early as possible to learn about the transfer process.

With a home solar system, will I have a lien on my home?

No, Sunnova will not put a lien on your home.

When a homeowner enters into a PPA, lease, or loan agreement, the solar service provider (third-party owner) or lender may file a Uniform Commercial Code filing (UCC-1, also known as a Fixture Filing) on the home solar system to show that they are the true owners of the home solar system (until the service agreement ends or the system is paid off by the homeowner).

For example, once the UCC-1 is filed, it gives the home solar system owner protection in case of a home foreclosure. The bank could not claim the home solar system as part of the homeowner's property. It also protects the home solar system owner from unauthorized sale of the solar system equipment.

Note that the UCC-1 is only filed on the home solar system, not on the home itself.

The UCC-1 filing should not impact your ability to sell your home as it will be removed and refiled under the new title owner's name. Also, if you decide to secure a second mortgage on the home on which the solar system is installed, we will also need to remove the UCC filing before you can do so.

It's important that you contact us as soon as you think you will need the UCC-1 removed, as the process may take a few weeks.

Will I have to notify my utility after I take over the home solar system?

As a solar homeowner, you will still receive a bill from your utility. Your home may still pull electricity from the utility at night and when home electricity consumption exceeds solar energy production. Your utility may also have a net metering program, where you can get credits on your utility bill for any excess solar energy you send to the grid.

Once you set up an account with your utility, they will help you get your solar system set up and enrolled in net metering, if eligible.

**BATTERY STORAGE CAN HELP YOU USE MORE OF YOUR SOLAR SYSTEM PRODUCTION.
CONTACT US TO LEARN MORE ABOUT ADDING A BATTERY TO YOUR EXISTING SOLAR SYSTEM.**

