

Solar System – Buyer FAQ & Information Packet

This document provides important information for buyers regarding the Sunrun BrightSave™ Power Purchase Agreement (PPA) solar system installed at this home. The buyer must assume this agreement as part of the purchase. Below are the key details, obligations, and FAQs.

System Overview

This home features a Sunrun BrightSave™ Power Purchase Agreement (PPA) solar system. It is designed to offset approximately 103% of Year-1 household electricity needs, producing an estimated 15,310 kWh in Year 1. The system is owned, maintained, and insured by Sunrun, not the homeowner.

Key Contract Terms

- 25-year contract term
- Fixed monthly payment: \$114.83 (auto-pay)
- No escalator – payment does not increase annually
- Buyer assumes contract upon purchase (FICO \geq 650 or mortgage approval)
- No ownership of panels, tax credits, or renewable energy credits (these belong to Sunrun)
- Sunrun provides a 90% production guarantee over the contract term

How the Power Works

- Daytime: Solar panels supply power directly to the home. Any surplus flows to NV Energy's grid.
- Night/Cloudy: The home draws power from NV Energy.
- Net Metering: Surplus energy helps offset NV Energy usage, but credits and incentives belong to Sunrun.
- Grid Outages: The system shuts off unless paired with a battery.

Costs to Buyer

- Fixed monthly Sunrun payment: \$114.83
- NV Energy Basic Service Charge: \$18.50/mo (applies regardless of usage)
- Additional NV Energy charges for usage beyond solar production, billed at NV Energy's per-kWh rates (~13¢/kWh all-in, based on recent bills)

Savings Potential

Compared to NV Energy's average residential rate (~15¢/kWh), the solar system's implied cost is about 9¢/kWh. A family using ~1,200 kWh/mo could save an estimated \$30–65 per month, depending on utility rates and usage patterns.

End of Term

At the end of 25 years, buyers may:

- Renew annually
- Purchase the system at fair market value
- Have Sunrun remove the system at no cost

Buyer Responsibilities

- Assume the PPA contract at closing
- Maintain homeowners insurance
- Maintain internet/cellular connection for monitoring
- Continue paying NV Energy service fees and any excess usage

FAQs

Q: Does the Basic Service Charge include electricity?

A: No. It's a fixed fee to stay connected to NV Energy's grid, separate from energy charges.

Q: What happens if I use more than the solar produces?

A: NV Energy supplies the difference at their standard rates, which you pay in addition to the Sunrun fee.

Q: What happens if the system produces more than I use?

A: Surplus goes to NV Energy's grid. Credits reduce NV Energy's charges, but tax/renewable incentives remain with Sunrun.

Q: What if I sell the home?

A: The buyer must assume the PPA contract. If they cannot qualify, options include buyout or removal of the system.

Q: What if the system under-produces?

A: Sunrun guarantees 90% of estimated lifetime production. If under, they provide refund credits.

This summary is provided for informational purposes only.

Buyers should review the full Sunrun agreement, located on property website: robsimpsonphotography.com/1716-Canyon-Terrace-Dr

Scan QR Code for property website.

