

## **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](http://robsimpsonphotography.com/1716-Canyon-Terrace-Dr)

Scan QR Code for property website.

