



# Connecticut's Special Solar Energy Leasing Plan for Homeowners



## Affordable Solar Energy Systems for Qualifying Connecticut Homeowners

*Connecticut Leads the Way With The Nation's First Rate Payer Supported Residential Leasing Program for Solar Energy.*

The Connecticut Clean Energy Fund and CT Solar Leasing, LLC have combined the power of CCEF's innovative Solar Rebate program and the financial power of leasing to create an unbeatable way for qualifying homeowners to add solar energy to their homes for the lowest possible cost.

### You Get The Advantage of Connecticut's Leading Rebate Program

The CT Solar Lease™ works in conjunction with Connecticut Clean Energy Fund's innovative solar rebate program. The rebate is utilized by CT Solar Leasing to reduce the monthly cost of the lease.

### Smart Financial Decision

Since CT Solar Leasing owns the solar system, it can take advantage of the expanded business tax incentives that are not presently available to consumers - the value of these extra incentives helps eliminate the need for a down payment and reduce the monthly cost of the lease to the homeowner even more!

### Freedom to Choose the Installer

The CT Solar Lease™ allows you to choose your installer from a list of over 20 installers that have been pre-approved by the Connecticut Clean Energy Fund and CT Solar Leasing.

### Save On Your Electric Bill

With your CT Solar Lease™, you pay a **fixed monthly payment**. As electric prices are expected to continue rising, your monthly payment stays the same thus increasing the savings on your electric bill.

## \$0 Down Payment with Low Fixed Monthly Payments

Your CT Solar Lease™ requires no down payment and has been designed to provide qualifying homeowners with the lowest possible fixed monthly payment - less than \$120 per month for a typical 5kW system!

System Size (kW)	Total System Cost	Your Monthly Payment
2	\$17,200	\$49
4	\$34,400	\$97
5	\$43,000	\$120*
6	\$51,600	\$144
8	\$68,800	\$191
10	\$86,000	\$238

Estimated price per kW is based on the actual average price per kW installed under the CCEF Solar PV Rebate Program. Actual installation price can vary based on your specific system and other factors. \*Average system size is 5 kW. Monthly payment based on 15 year lease. Available to qualifying Connecticut homeowners only based on credit approval by AFC First Financial Corp.

### Keep Your Future Options Open

With solar technology and costs changing at such a rapid pace, you will have several options at the end of your 15 year CT Solar Lease™. You can buy the system from us at its then current value; extend your lease for another 5 years at a significantly reduced monthly rate; or have the system removed at your own expense and returned to CT Solar Leasing with no future obligation.

### Benefit More With Solar Dividends™

Offsetting your electric bill isn't the only way you can benefit. Our exclusive Solar Dividends™ program could provide additional value to you. Solar Dividends™ represent a portion of the value CT Solar Leasing can achieve from the sale of Renewable Energy Credits (RECs) which are based on the electricity produced by the system. CT Solar Leasing will account for the REC value earned by each system and Solar Dividends™ will be put into a reserve for future operating costs of the system such as inverter replacement and out of warranty repairs.



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ctsolarlease.com

(888) 232-3477

# FAQs

## Additional Frequently Asked Questions about CT Solar Lease



### How Do I Find a CT Solar Lease Approved Contractor and Eligible Installer?

To find an approved contractor or dealer in your area, please go to [ctsolarlease.com](http://ctsolarlease.com) and click on the "Find an Eligible Solar PV Installer" link or call (888) 232-3477. Approved Contractor/Dealers are authorized to perform work under the Connecticut Solar Lease program and are Eligible Installers under the CCEF Solar Rebate program.

### What are the Advantages of Leasing a Solar PV System?

The CT Solar Lease program provides a great opportunity to add a solar system to your home without the upfront costs of ownership. CT Solar Leasing is currently providing a no money down opportunity to install a solar system on your property. The lease will provide for a low cost lease payment, fixed for 15 years and our Solar Dividends™ program will even offset some of the future operating costs. It provides many of the benefits of ownership without the upfront cost.

### Who is Responsible for Repairs and Maintenance of the System During the Period of the Lease?

Similar to a car lease, the homeowner is responsible for paying all repairs and maintenance during the lease including insurance. However, the CT Solar Lease program requires your installer to warranty labor for the system for a full 5 years. In addition, manufacturer warranties are required for the modules (20 years minimum) and inverters (5 years minimum).

### What Kind of Expenses Should I Expect From My System in the First 10 Years?

Research indicates that there should be little or no expenses associated with the system during the first 10 years except as might be caused by weather damage. It is likely that you will have to replace the inverter after 10 or 15 years. It is expected that the value of your Solar Dividends™ account should cover a large portion of that expense. Your installer can provide additional information on projected maintenance costs.

### Can I Pre-Pay My Lease?

If you choose, you can pre-pay your lease by paying the total of the lease payments remaining. At this point you are entitled to use the system without additional lease costs until the end of the initial 15 year lease term. However, if you wanted to buy the system you would still be required to pay the Fair Market Value for the equipment and reimburse any unrecognized tax benefits associated with your lease.

### What are My Options at the End of the 15-Year Lease Term?

At the end of the initial lease term, the homeowner can: 1) extend the lease for an additional 5 years at a significantly reduced monthly payment 2) purchase the system at the then fair market value which we estimate to be less than 30% of the original system cost or 3) remove the system at your own expense and return it to CT Solar Leasing. The then fair market value will be determined by an appraiser selected by the Connecticut Clean Energy Fund who will factor in the general conditions of a sampling of systems.

### If I Decide to Sell My House, What Will Happen with My Lease Payments?

The lease can simply be assumed by the new homeowner, subject to their credit qualification. There are no income restrictions on who may purchase your home or assume the lease.

### If I Decide to Remove the System from My House, How Much Will it Cost?

The homeowner is responsible for system removal cost. The actual cost will depend on the system design and your installer, with a current cost to remove a typical system of about \$3000. Most installers can give you an estimate of such costs to factor into your leasing decision. Regardless, in the event you decided to remove the system from your home, the cost would be the same whether you owned the system or leased it. However, most home values are increased due to the addition of a solar energy generating system and therefore you will most likely want to leave the system in place.

### Can I Cancel My Lease?

In accordance with Federal and Connecticut law, the lease is only cancelable within 3 days of signing the lease document. After that period has expired, the lease may not be cancelled.

### Is it Possible to Consolidate Lease Payments with Mortgage Payments?

No. The system is owned by CT Solar Leasing, LLC and therefore is not eligible to be rolled into mortgage payments.

### How Do I Make Monthly Payments?

CT Solar Leasing requires automatic payment from your checking account. The monthly payment will be electronically deducted from your account on your lease due date.

### If I Decide to Remove the System from My House, Can I Remove it Myself?

No. You need to contact an Eligible Installer to remove the system for you. The system should be returned to CT Solar Leasing undamaged.

## Who is Eligible for the CT Solar Lease Program?

The CT Solar Lease Program is for Connecticut homeowners:

- Installing qualifying Solar PV systems
- In their 1 to 4 family owner-occupied homes
- Whose household income is 150% or less of their area's median income
- Who meet the credit qualifications of the program

Homeowners earning over the minimum income are still eligible for CCEF's Solar Rebate Program. Contact your Eligible Installer or CCEF for more Information

## Does Your Household Income Qualify You for a CT Solar Lease?

Qualifying income is based on the median income of your zip code and the number of people in your household. Here is a "snapshot" of eligible income levels based on household size.

Metro Area	People in Household			
	Two	Four	Six	Eight
Bridgeport	\$97,320	\$121,650	\$141,114	\$160,578
Colchester	\$103,680	\$129,600	\$150,336	\$171,072
Danbury	\$125,400	\$156,750	\$181,830	\$206,910
Hartford - West Hartford-East Hartford	\$97,320	\$121,650	\$141,114	\$160,578
Litchfield County-Non Metro	\$100,080	\$125,100	\$145,116	\$165,132
Milford-Ansonia	\$97,920	\$122,400	\$141,984	\$161,568
New Haven-Meriden	\$93,960	\$117,450	\$136,242	\$155,034
Norwich-New London	\$92,880	\$116,100	\$134,676	\$153,252
Southern Middlesex-Middlesex	\$112,680	\$140,850	\$163,386	\$185,922
Stamford-Norwalk	\$141,360	\$176,700	\$204,972	\$233,919
Waterbury	\$76,440	\$95,550	\$110,838	\$126,126
Windham County-Non Metro	\$79,440	\$99,300	\$115,188	\$131,076

You can download the detailed income table with town by town specifications at [ctsolarlease.com](http://ctsolarlease.com)

Qualifying Income is based on income guidelines published by HUD and the Connecticut Department of Economic and Community Development as of April 18, 2008 and is subject to change.

### Household income includes:

- Wage or salary income
- Net self-employment income
- Interest, dividends, or net rental or royalty income or Income from estates and trusts
- Social Security or Railroad Retirement income
- Supplemental Security Income (SSI); welfare or assistance
- Retirement, survivor, or disability pensions; and all other income.

## HOW DO I GET A CT SOLAR LEASE?

- Choose a CCEF Eligible Installer/ CT Solar Lease Approved Contractor to design and price your PV Solar System
- Apply On-Line for CT Solar Lease Credit Approval through AFC First at [ctsolarlease.com](http://ctsolarlease.com) or call (888) 232-3477 to apply or with any questions
- We'll have a decision generally within an hour and no later than the next business day
- Provide us with a copy of the deed to your house, homeowners insurance information and any income documentation we request (tax returns etc.)
- We'll work with your Installer and CCEF to complete the rebate processing
- We will come to a convenient location to have you sign your lease papers
- The Installer is paid immediately upon verification of satisfactory inspection by CCEF and authorization by you, the Homeowner
- You begin making your monthly CT Solar Lease payments 30 days after installation

## Who is CT Solar Leasing?

The **Connecticut Solar Lease Program** is offered by **CT Solar Leasing, LLC** in cooperation with the **Connecticut Clean Energy Fund, AFC First Financial Corporation** and **Gemstone Lease Management, LLC**. CT Solar Leasing, LLC is a non-bank subsidiary of **US Bancorp**. US Bancorp (NYSE: USB), with \$238 billion in assets, is the parent company of U.S. Bank, the 6th largest commercial bank in the United States.

The **Connecticut Clean Energy Fund** was formed in 2000 by the Connecticut Legislature. CCEF is administered by Connecticut Innovations, which has a long track record of making successful investments to advance emerging technologies. As of March 31, 2008 CCEF's funded projects, commitments and program allocations were in excess of \$165 million.

**AFC First Financial Corporation**, founded in 1947, provides energy efficiency financing in the Northeast and Mid-Atlantic U.S. It administers the CT Solar Leasing program for CCEF and CT Solar Leasing, LLC. Upon regulatory approval, AFC First will become a part of **Great Bear Bank**, now in organization. AFC First is an Equal Housing Lender and FannieMae Approved Energy Lender.

## How do the Renewable Energy Certificates (RECs) Produced by My Solar PV System Help Me?

A REC represents proof that 1 megawatt-hour (MWh) of electricity was generated from an eligible renewable energy source, such as a solar PV system. These renewable energy certificates may have tradable value in the marketplace. CT Solar Leasing owns the RECs as the system owner and will aggregate its RECs to provide additional benefits to the homeowner through its exclusive Solar Dividends™ program. As long as the lease is in compliance, CT Solar Leasing will use a portion of the proceeds from the sale of the RECs to provide the homeowner with a reserve for future significant operating costs of the system (such as inverter replacement and out of warranty repairs). The Solar Dividends™ program is administered by CT Solar Leasing which will account for the REC value earned by each system and report the data so you know what you have available. At the end of the lease term, the dollar amount that remains in your Solar Dividends™ "credit account" can be used toward the purchase of the system at the then fair market value or towards the removal of the system.

## Property Tax Exemption - Does it Apply for the Lease Option?

For solar systems installed on or after October 1, 2007 the Connecticut General Statutes exempts from property tax any solar system installed for the generation of electricity for private residential use, provided such installation is for a single family dwelling or multifamily dwelling consisting of two to four units. This exemption applies to the solar system regardless of who owns the system. Thus, the lessee of a solar system will not have to pay property tax on his/her system.

## Will There be any Sales Tax on the Lease of Solar Equipment?

No. The Connecticut General Statutes provide an exemption from sales tax for the sale or lease of "solar energy electricity generating systems," which is defined in part as systems or equipment which utilize solar energy to produce electricity at any private residential location. Because a solar system is considered a "solar energy electricity generating system," the leasing of solar systems is exempt from sales tax.

## Will I be Able to Claim an Income Tax Credit for this System when I Sign the Lease Agreement?

No. Since CT Solar Leasing owns the system, it is allowed to take advantage of expanded business tax incentives that are not presently available to Connecticut homeowners. This is one of the major benefits of the CT Solar Lease Program - the value of these incentives effectively reduces the monthly cost for the homeowner's CT Solar Lease

## Suppose I Decide to Rent My House, Who Pays the Lease Payments?

The homeowner that signs the lease agreement with CT Solar Leasing is legally responsible for paying the lease payments in a timely matter.

## Questions About Solar and Clean Energy in Connecticut?

### CONNECTICUT CLEAN ENERGY FUND

ctcleanenergy.com (860) 563-0015

- Clean Energy 101
- Solar PV Rebate Program
- Connecticut Clean Energy Communities
- Connecticut Science Center



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