

SOLAR PANEL ADDENDUM TO LISTING AGREEMENT

This Addendum is made on _____, to (Choose Only One) Exclusive Right to Sell Listing Agreement (K1336) **OR** Exclusive Agency Listing Agreement (K1337) (the "Listing Agreement") between _____ ("Seller") and (Insert Firm Name) _____ ("Broker"), wherein Seller appointed Broker as its sole and exclusive listing agent for property described as _____ ("Property"). This Addendum will be included with the Optional Listing Information Sheet. Any documents attached herein will be provided pursuant to a ratified contract.

The purpose of this Addendum is to modify certain provisions of the Listing Agreement, as specified below. Except for those terms expressly modified herein, this Addendum shall not alter, modify, or change the Listing Agreement in any other respect, and all other terms and provisions of the Listing Agreement are ratified and confirmed and shall remain in full force and effect.

The parties agree to modify the Listing Agreement as follows (**check all that apply**):

1. **SOLAR SYSTEM.** A solar energy collection device ("Solar Panel") has been installed on Property. Solar Panel Installer is: _____ and the Contract/Account Number is: _____.

2. **OWNERSHIP STATUS.** Solar Panel is currently (**Select A OR B**):
A. Owned by Seller free and clear (not subject to an existing lease agreement, power purchase agreement or loan) and will be conveyed to Buyer at Settlement. If this section is checked, skip to paragraph 4; **OR**
B. Subject to Solar Loan. Seller is **OR** is **not** current on Solar Loan payments. *If Solar Panel is subject to more than one Solar Loan, parties must execute separate Solar Panel Addenda to Listing Agreement.*

3. **FINANCING.** If Solar Panel is subject to Solar Loan, Seller will (**Select A OR B**):
A. Buy-out/pre-pay the remainder of the Solar Loan and convey Solar Panel to Buyer at Settlement; **OR**
B. In good faith, assist Buyer in obtaining approval from the solar company or loan servicer to assume the applicable Solar Loan. Payments under Solar Loan are payable to:

Lender/Lessor: _____
Phone: _____
Address: _____
Website: _____
Monthly Payment: _____ **Remaining Balance:** _____
Solar Loan Maturity Date: _____

4. **FEES.**
A. **Transfer Fee.** A transfer fee in the amount of \$ _____ will be charged by solar company or loan servicer upon transfer of the Property from Seller to Buyer. Any such Transfer Fee is payable by: **Seller OR** **Buyer.**

B. **Additional Fees:** _____

5. **SOLAR SYSTEM DOCUMENTS.** Copies of Solar Panel Documents are attached and will be provided to Buyer by Solar Panel Deadline pursuant to the terms of the Solar Panel Contingency Addendum to the Sales Contract.

6. DEFINITIONS.

- A. Solar Panel.** A solar energy collection device manufactured for the purpose of facilitating the collection and beneficial use of solar energy, including passive heating panels or building components, solar photovoltaic apparatus, and associated equipment.
- B. Solar Panel Documents.** Any documents pertaining to Solar Panel, including the name, email address, phone number of the best contact information for the solar company and maintenance provider. This includes contact information for the loan servicer and any documents pertaining to Solar Loan, if applicable.
- C. Solar Loan.** An existing lease agreement, power purchase agreement, or unpaid loan on the Solar Panel.

_____/_____
Date Seller

_____/_____
Date Broker

_____/_____
Date Seller

_____/_____
Date Seller

_____/_____
Date Seller



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