

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 _____ ("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 Manufacturer 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 an existing lease agreement ("Solar Lease"), power purchase agreement ("PPA"), or financed by an unpaid loan ("Solar Panel Financing") (collectively, "Solar Loan"). Seller is **OR** is not current on Solar Loan payments.

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 Lease or PPA or pay off Solar Panel Financing 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: _____
Email Address: _____
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 any documentation pertaining to the Solar Panel in Seller’s possession along with the name, email address, and phone number of the best contact information for the solar company (collectively, the “Solar Panel Documents”) and the Solar Loan 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.

_____/_____
Date Seller

_____/_____
Date Broker

_____/_____
Date Seller

_____/_____
Date Seller

_____/_____
Date Seller



© 2023 Northern Virginia Association of REALTORS®, Inc.

This is a suggested form of the Northern Virginia Association of REALTORS®, Inc. (“NVAR”). All rights reserved. This form may only be used by REALTORS® and other members in good standing with NVAR and the National Association of REALTORS®. Reproduction or resale of this form, in whole or in part, or the use of the name NVAR in connection with any other form, is prohibited without prior written consent from NVAR.

