

SOLAR PANEL ADDENDUM (MONTANA)

This addendum supplements a real estate purchase agreement concerning the property described below.

MyStateMLS
THE MLS THAT DOES MORE

SOLAR PANEL ADDENDUM

1. Date and Reference Agreement

Date of Addendum:

Buyer Name:

Seller Name:

Date of Purchase Agreement:

This addendum relates to the purchase agreement for the property described below.

2. Property Identification

Property Address:

City:

County:

State: Montana

Zip Code:

The property is defined as the "Property."

3. Description of Solar Energy System

A solar photovoltaic energy system has been installed on the property. The system may include components such as:

Solar panels

Inverters

Charge controllers

Batteries

Disconnect switches

Electrical wiring and related equipment

The system is defined as the "Solar Energy System."

4. Transfer of Solar System With Property

The Solar Energy System will be transferred with the property according to the terms of this addendum and the purchase agreement.

5. Ownership Status of Solar System

Seller owns the Solar Energy System outright and it will transfer to Buyer free of liens at closing.

The Solar Energy System is subject to an existing lease or financing agreement.

If the system is leased or financed:

Seller will pay off the lease or loan before closing so the system transfers free of liens.

Buyer agrees to assume the solar lease or loan, subject to approval by the solar provider.

Details:

6. Documents and Disclosures

The seller will provide the buyer with copies of documents related to the solar system, including if available:

Lease agreements

Financing documents

Warranties

Maintenance agreements

Installation documents

Monitoring system access information

7. Warranty and Maintenance Information

The seller will provide any available warranty documentation or maintenance agreements related to the solar system.

Transfer fees responsibility :

Seller pays transfer fees

Buyer pays transfer fees

Fees split between parties

8. Assignment of Lease or Financing (if applicable)

If the solar system is leased or financed and the buyer assumes the agreement :

The seller will cooperate in providing required documentation .

The buyer must obtain approval from the solar provider .

The buyer will assume obligations under the agreement from the closing date.

The buyer will not be responsible for past due payments or obligations incurred before closing.

9. Broker Disclaimer

Real estate brokers and agents involved in the transaction are not experts in solar energy systems. Brokers do not provide advice regarding system performance , cost, insurability , tax incentives , or transferability . Buyers and sellers are encouraged to consult qualified professionals regarding solar system matters .

10. Buyer and Seller Acknowledgment

The parties acknowledge they have been advised to conduct independent investigation and due diligence regarding the solar system.

11. Initials of the Parties

Buyer Initials:

Seller Initials:

12. Time Calculation Notice

Unless otherwise specified , "days" refers to calendar days. If a deadline falls on a weekend or legal holiday , the action may be performed on the next business day.

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms , seek competent legal advice before signing.