

Tech CU Solar Assumption FAQs

Here are some of the questions buyers and sellers often have as they are going through the solar loan assumption process. Hopefully, you'll find the answers you seek. If not, please reach out to us – we want to help make this process as efficient as possible. Our contact information appears below.

- **What is a Solar Assumption?**

A Solar Assumption, or Solar Loan Assumption, is a type of financing arrangement whereby a new borrower (the "buyer") takes over the existing solar loan of another borrower (the "seller"). By executing an Assignment and Assumption Agreement, the buyer agrees to pay the remaining balance of the solar loan and the seller agrees to assign their interest in the solar equipment to the buyer.

- **Can the "Assignment and Assumption Agreement" be electronically signed?**

Yes, we will accept electronic signatures with the e-certification for each signer. (Please note: not receiving e-certificates may delay UCC release and close of escrow.) Consult with the title company/attorney assisting with your escrow to determine if e-signage is an option they provide.

- **Why does it take so long to complete a solar assumption?** Buyers requesting to assume a solar loan are required to apply and qualify to assume the loan, and each application scenario may be different. Receipt of required documentation in a timely manner will help with the turnaround time.

- **Do I need a "Subordination" or "Assumption"?** If there is a legal recorded change of ownership being made on the property, then it is a solar assumption request, and a subordination is not required. The new buyer(s) on the property will need to apply and qualify for the solar assumption loan. There is a \$225 Assumption Fee that the new buyer(s) will need to pay prior to the final loan approval.

- **Is this solar loan a lease or purchase?** All solar loans at Tech CU are purchased by the current owner of the property, as we do not offer solar lease products.

- **Where can I find information on the monthly payments, terms, and rate applicable to the solar loan?** Please obtain a copy of the original solar loan agreement and promissory note from the seller(s) which discloses what your lender will need. This document, along with the Assignment and Assumption Agreement, will be sent to title for signatures and copy to be retained by buyer(s).
- **When selling my property with solar panels financed with Tech CU, what are my options?**
You have several options:
 1. The new borrower may apply to assume the solar loan. The buyer must qualify within Tech CU's lending criteria.
 2. The loan can be paid in full. To obtain today's pay-off amount, good through 6:00 pm, visit **Fast Pay**. For 3rd party pay-off requests, email solar@techcu.com and provide a signed Borrower's Authorization to Release Information Form.
- **When will my escrow company receive the UCC3 termination so we can close on the home?** Once Tech CU receives a signed and completed Assignment and Assumption Agreement, we will send the UCC3 termination within 24 hours to the title company. (Please note: Incomplete signing packages may delay UCC release and close of escrow.)
- **What happens if my close of escrow date changes?** Changes to close of escrow dates should be reviewed with the Lending Center representative assisting the buyer with their application, to ensure sufficient time is available for processing. Please know, if the escrow date changes, we will require an addendum to the purchase agreement or an updated Solar Assumption Checklist reflecting the new escrow date.

If you have any further questions, please feel free to reach out to us by emailing lendingemails@techcu.com or calling 1-877-988-0471.