

Solar Fact Sheet Provided by Seller — 4454 Benton Mill Dr

Ownership & Financing

- **Solar panels are financed (loan) — transferable to the buyer through lender paperwork or paid off at closing by the seller**
- **No prepayment penalty**
- **Lender/Servicer: Sunlight Financial/Launch Servicing**

Loan Details

- **Remaining balance: \$25,385.55 (as of June 9, 2026)**
- **Monthly payment: \$159.92**
- **Interest rate: 2.99%**
- **Years remaining on loan: 17 years**

System Specifications

- **System size: 6.38 kW AC / 8.58 kW DC**
- **Number of panels: 22 (Trina Solar, Model# TSM-390-DE09C.07)**
- **Inverters: 22 Enphase IQ7Plus microinverters**
- **Installed: April 2023 by NC Solar**
- **Roof age at time of install: 3 years old — no prior roof work; no leaks post-install**

Warranty

- **Entire system covered 100% for up to 25 years**
 - **Includes panels, inverters, workmanship/labor, and roof penetrations**

Energy Production & Monitoring

- **Average annual production: ~12 MWh (avg. over 3 years)**
- **Monitoring available via Enphase app (mobile & portal)**
- **2-year historical production report available upon request**

Net Metering (North Carolina)

- **Currently net metered through 2026 — monthly credits roll over and expire June 1 each year**
- **Starting FY2027: credits apply directly to each bill and carry over as a monetary credit (no longer expire)**

Insurance

- **Panels are covered under the homeowner's insurance policy**
- **No additional rider or coverage required**

HOA Approval

- **Solar installation was HOA-approved — ARC documentation available**

Permits & Approvals

- **Final building permit obtained**
- **Electrical permit obtained**

- **Certificate of completion / final inspection completed**
- **Utility interconnection (PTO — Permission to Operate) approved**

Transfer / Closing

- **Buyer may assume the loan OR seller may pay off at closing**
- **Payoff amount: \$25,385.55 (as of June 9, 2026)**
- **Full payoff instructions and timeline available — see attached payoff letter**
- **UCC-1 filing status and removal/transfer details to be confirmed at closing**

**** Seller-provided Duke Energy records indicate an average monthly utility bill of approximately \$50/month over the most recent 12-month period. Home is equipped with a solar energy system operating under Duke Energy net metering, helping offset utility costs.**

A Rare Opportunity to Inherit Clean Energy at a Below-Market Rate

This home comes with the option to assume an existing solar loan at a locked-in 2.99% interest rate — a rate that is significantly below today's market. For just \$159.92/month, the buyer steps into a fully installed, warrantied, and already-

producing solar system without the upfront cost or hassle of a new installation.

With an average annual production of 12 MWh, this system is actively offsetting electricity costs from day one. The entire system is covered under a 25-year comprehensive warranty, meaning the new owner inherits both the savings and the peace of mind.

For a buyer who values energy efficiency, long-term cost reduction, and smart financing — assuming this loan is a straightforward win.

Please Note: Loan assumption is subject to approval by the lender, The buyer must meet the lender's transfer criteria at the time of application. Per the loan agreement, the lender reserves the right to modify transfer criteria and loan terms based on market conditions. Buyers are encouraged to contact the lender early in the process to confirm qualification and current terms.