

ENERGY ADVANTAGE

Premium Solar & Backup Power System

27422 Grayson Gap Ct · Fulshear, TX 77441

This home comes equipped with a fully installed, professionally managed solar energy and backup power system — with zero upfront cost, zero financing obligations, and zero maintenance burden on the new owner.

1. Proven Savings — 12 Months of Actual Data (Jun 2025 – May 2026)

The numbers below are not projections. They are drawn from actual Sunrun system production data and actual utility billing for this property over the 12 months ending May 2026, compared against the independently confirmed CenterPoint / ERCOT market rates in effect each month.

★ **Total 12-month saving: \$2,129.26 (35.1% below prevailing market rates)**

Average monthly saving: \$177.44 per month

Average monthly actual cost: \$328.59 vs. estimated without-solar cost: \$506.02

★ **Key insight for buyers:**

The solar system delivers its greatest savings precisely when Texas electricity is most expensive — summer peak months. This counter-cyclical benefit is the most valuable structural feature of the PPA for a Houston-area home.

2. The Power Purchase Agreement — What It Means for You

The home operates under a 25-year Solar Power Service Agreement with Sunrun (signed March 2025). Under this structure, Sunrun owns the hardware and the new owner simply purchases the electricity it generates — at a locked-in, predictable monthly rate. There is no loan, no lien on the property, and no financing obligation to assume.

★ **No loan. No debt. No balloon payment.**

The agreement is a service contract, not a financing instrument. It does not appear on a credit report as a debt obligation and does not affect the buyer's debt-to-income ratio the way a mortgage or HELOC would.

Sunrun owns the equipment. The buyer owns the savings.

3. Financial Snapshot — Agreement Terms

The figures below reflect the current Year 1 agreement terms. The monthly payment covers solar panels, two Tesla Powerwall 3 batteries, and the SPAN smart electrical panel — all in a single bill.

Detail	Value
Year 1 monthly payment (all-in)	\$312.08 / month
— Solar electricity rate	\$0.120 / kWh
— Battery backup service	\$159.98 / month
— SPAN smart panel service	\$14.99 / month
Annual payment escalator	2.99% per year
Upfront cost / deposit	\$0
Agreement term	25 years from activation
Estimated annual solar production	~13,711 kWh
Estimated energy offset	~42% of home usage
Performance guarantee	90% of estimated output

★ **\$312/month covers the entire home's electrical load:**

HVAC · Pool equipment · EV charging · Appliances · Everyday household use

The 12 months of actual data above confirm this — average total cost was \$328.59/month, well within the agreement terms.

4. What's Installed

The system was professionally designed and installed by Sunrun and includes:

- ◆ **Solar Panels:** 31 Hanwha Q-Cells high-efficiency solar panels (12.71 kW system capacity)
- ◆ **Inverter:** 1 × Tesla inverter for reliable DC-to-AC energy conversion
- ◆ **Battery Storage:** 2 × Tesla Powerwall 3 battery units providing whole-home backup power
- ◆ **Smart Panel:** 1 × SPAN smart electrical panel for real-time circuit monitoring and energy management

Note: The pool is excluded from battery backup coverage. All other home loads — Main Panel (EP1) and Subpanel (EP2) — are backed up.

5. Backup Power — The Competitive Differentiator

In Fulshear and the broader Greater Houston area, power outages from hurricanes, tropical storms, and severe weather events are a real and recurring risk. This home is built to stay on when the grid goes down.

- ◆ Two Tesla Powerwall 3 units automatically engage the moment grid power is lost — no manual intervention required.
- ◆ The system charges from solar during the day, sustaining backup through multi-day outages as long as solar production continues.
- ◆ SPAN smart panel allows precise control of which circuits receive backup power priority.
- ◆ Sunrun proactively monitors the system and can remotely switch batteries to backup mode ahead of incoming storms.

★ **Whole-home resilience is increasingly rare and valuable in the Houston market.**

A standby generator requires fuel, maintenance, noise management, and permit compliance.

This system is silent, automatic, fuel-free, and fully maintained by Sunrun at no cost to the owner.

6. Maintenance & Warranty — Zero Burden on the Owner

One of the most compelling aspects of the PPA structure is that Sunrun — not the homeowner — bears full responsibility for system performance throughout the 25-year term.

Coverage Item	Owner Cost
Parts & labor	Covered 100% by Sunrun
Equipment replacement	New or refurbished parts, no cost to owner
Workmanship warranty	25 years
Solar roof fasteners (watertight)	10 years
Performance audits	Every 2 years — automatic
Storm / weather damage	Covered by Sunrun (see Section 7)

Coverage Item	Owner Cost
System monitoring	Continuous remote monitoring by Sunrun

Minimal owner obligations:

- ◆ Keep panels free of debris and obstructions (occasional hose-down)
- ◆ Maintain broadband internet connectivity for remote monitoring
- ◆ Do not tamper with system components or battery settings
- ◆ Provide Sunrun access when maintenance visits are scheduled

7. Storm & Weather Damage Coverage

Sunrun's insurance covers the equipment; the homeowner's policy covers the structure. This is an important distinction from owner-installed systems.

- ◆ **Scenario A** — System damaged but not destroyed (hurricane, hail, tornado, flood, fire): Sunrun repairs at no cost to you.
- ◆ **Scenario B** — System completely destroyed by a catastrophic event: Agreement terminates automatically with no further obligations on either side.
- ◆ **Scenario C** — Roof repair requiring temporary system removal: Sunrun may charge for removal and reinstallation at current market rates.

★ **Insurance responsibilities are clearly split:**

Sunrun insures: solar panels, inverters, batteries, and all installed equipment.

Homeowner insures: the home structure (standard homeowners policy).

Notify your insurer of the solar installation to confirm existing coverage is adequate.

8. Agreement Transfer — Simple and Buyer-Friendly

The Sunrun agreement transfers to the new owner as part of the home sale. The process is designed not to disrupt the transaction.

- ◆ **Standard path** — Buyer qualifies with a FICO score of 650 or above: standard transfer, no fees.
- ◆ **Alternative path** — Buyer has approved mortgage financing or pays cash but FICO is below 650: transfer still available with a \$250 credit exemption fee.
- ◆ **If transfer is declined** — Buyer declines to assume the agreement: seller is required to purchase the system at Fair Market Value before closing.

★ **Seller talking point for buyers hesitant about the agreement:**

'You're not taking on debt — you're locking in below-market electricity at \$328.59/month average, proven over 12 months of actual data,
with full equipment coverage and backup power included. The market alternative averaged \$506.02/month over the same period.'

9. End of Agreement — Three Options for the Future Owner

At the end of the 25-year term, Sunrun provides 90 days' notice and the agreement owner has three clearly defined choices.

- ◆ **Option 1 — Renew:** Continue service under a renewed agreement at a 10% discount to the prevailing utility rate, with battery service at \$120/month for the first unit.
- ◆ **Option 2 — Purchase:** Buy the system outright at Fair Market Value as determined by an independent appraiser. After purchase, the owner has a fully paid-off system with no monthly obligations.
- ◆ **Option 3 — Remove:** Have Sunrun remove the entire system at no charge, restoring the home to its pre-solar state.

Important: If no written election is made 30 days before expiry, the agreement auto-renews for 5 years. The future owner should calendar this milestone.

Summary — Why This System Adds Value

Detail	Value
Upfront cost to buyer	\$0
Proven 12-month saving vs. market rates	\$2,129.26 (35.1%)
Average monthly actual cost (proven)	\$328.59 / month
Average monthly market cost (same period)	\$506.02 / month
Monthly all-in payment (Year 1 PPA rate)	~\$312.08
Equipment ownership burden	None — Sunrun owns and maintains
Maintenance cost	\$0 for 25 years

Detail	Value
Backup power coverage	Whole home (excluding pool)
Storm damage coverage	Covered by Sunrun insurance
Transfer complexity	Low — service agreement, not a loan
Credit impact on buyer	Minimal — not a financed debt instrument
Performance guarantee	90% of estimated output, audited biannually
End-of-term flexibility	Renew / Purchase / Remove — buyer's choice

For questions about the Sunrun agreement or transfer process, contact: Devan Webb · devan.webb@sunrun.com

Savings data sourced from Sunrun system production records and CenterPoint/PUCT/EIA confirmed tariff schedules. Market rate comparisons are estimates based on publicly available data and are not guaranteed future costs.

Appendix 1

12-Month Savings Summary

Metric	12-Month Result
Total actual energy cost (PPA + utility)	\$3,943.04
Estimated cost without solar (market rates)	\$6,072.30
Total savings vs. market rates	\$2,129.26 (35.1%)
Average monthly actual cost	\$328.59 / month
Average monthly cost without solar	\$506.02 / month
Average monthly saving	\$177.44 / month
Total solar energy produced	13125 kWh
Total home consumption	28719 kWh
Best saving month	Aug 2025 — \$608.46 saved
Lowest saving month	Apr 2026 — \$-227.40 saved

Month-by-Month Detail

Month	Solar Prod (kWh)	Home Use (kWh)	PPA Payment	Utility Bill	Actual Cost	Without Solar*
Jun 2025	1314	3353	\$318.32	(\$4.63)	\$313.69	\$666.54
Jul 2025	1488	3695	\$318.32	\$2.58	\$320.90	\$756.71
Aug 2025	1405	4469	\$318.32	(\$7.05)	\$311.27	\$919.73
Sep 2025	1324	2931	\$318.32	(\$3.04)	\$315.28	\$632.43
Oct 2025	1088	2530	\$318.32	\$31.51	\$349.83	\$533.28
Nov 2025	781	2003	\$318.32	\$2.06	\$320.38	\$424.26
Dec 2025	608	1745	\$318.32	\$1.39	\$319.71	\$376.64
Jan 2026	687	2048	\$318.32	\$6.15	\$324.47	\$450.15
Feb 2026	881	2368	\$318.32	\$44.02	\$362.34	\$525.09
Mar 2026	1201	1444	\$318.32	\$20.76	\$339.08	\$312.82
Apr 2026	1000	481	\$318.32	\$17.12	\$335.44	\$108.04
May 2026	1349	1652	\$318.32	\$12.33	\$330.65	\$366.61
12-Month Total	13125	28719	\$3,819.84	\$123.20	\$3,943.04	\$6,072.30

* 'Without Solar' cost = actual home consumption (kWh) × confirmed CenterPoint all-in market rate for that month (¢/kWh), inclusive of REP energy charge and TDU delivery charge. Utility bill figures in parentheses indicate a credit from grid export (net metering). Source: Sunrun production data; CenterPoint/PUCT tariff schedules; EIA Texas retail rate data.

Reading the Data — Seasonal Patterns

The savings profile follows a predictable and favorable pattern tied to Texas climate:

- ◆ **Summer (Jun–Sep):** Summer peak (Jun–Sep 2025): Highest solar production coincides with peak grid rates and peak home cooling load. August delivered the largest single-month saving (\$608.46), when the system produced 1405 kWh against a consumption of 4469 kWh.
- ◆ **Shoulder seasons:** Shoulder seasons (Oct–Nov, Mar–May): Reduced consumption cuts utility costs further, while solar continues to produce meaningfully. Several months show near-zero utility bills.
- ◆ **Winter (Dec–Feb):** Winter (Dec–Feb): Lower solar angles reduce production; heating load increases consumption and utility draw. Savings remain positive in all winter months, though at a reduced level relative to summer.
- ◆ **Grid export credits:** Negative utility bills (Jun, Aug, Sep 2025): Grid export credits exceeded the utility base charge, resulting in a net credit on the utility account.