CORNING CREDIT UNION

Assumption Information Form for Solar Loans

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") at time of closing. A Solar Assumption is only necessary if the solar loan will not be paid off in full at closing.

The **first step** in arranging for the transfer of a Corning Credit Union ("CCU") solar loan to the Buyer of a home is for the Buyer **to apply** with CCU by completing a solar assumption application. This is done by calling 1-833-895-6337 during our normal business hours: Monday – Thursday 10 a.m. – 6 p.m. EST and Friday 10 a.m. – 5 p.m. EST.

> *Upfront eligibility requirement: New borrower (the "Buyer") must intend to be on the deed of the home and reside there as their primary residence. Property cannot be deeded in a business name or intended to be used as an investment property.
>
> *For CCU to provide specific solar loan information to the Buyer, the Seller must call us at 1-833-895-6337 to give permission to provide loan specific details to the new Buyer.

Note: The solar assumption application decisioning process may take up to **1-2 business days** after the Buyer's application has been completed in full. We will contact the Buyer directly with the final decision to continue the solar assumption process. Request of documentation may extend this approval time.

If the Buyer is **approved**:

Note: Final approval may be contingent upon review of proof of income and other documentation upon request.

- ☐ The Buyer must call to complete a membership application with CCU to open an account.
- ☐ Once the closing date has been defined, the Seller and Buyer must sign an Assumption Agreement document via DocuSign with CCU. Please note, as outlined in the original terms and conditions for the solar loan, the rate will adjust to the current market rates available which could impact the monthly payment.
- ☐ When both the new account is opened and the Assumption Agreement is signed, CCU will file a UCC3 Termination to release our UCC1 for the current solar loan to allow the closing to occur.
- ☐ A **$500 assumption processing fee** will need to be paid/satisfied prior to closing by any party by calling 1-833-895-6337 or mailing a check to Corning Credit Union at:

  Corning Credit Union
  Attn: Solar Processing
  One Credit Union Plaza
  Corning, NY 14830

- ☐ The solar loan will be transferred to the Buyer by CCU effective on the closing date and CCU will file a new UCC1 for the new Buyer's loan approximately 2 weeks after closing.

*Copies of the signed Assumption Agreement and the UCC3 Termination can be provided upon request by contacting us at SolarProcessing@corningfcu.org.

*After the approval of the application, the amount of time needed to open the membership account and obtain signatures on the Assumption Agreement to allow us to terminate the current UCC1 **largely** depends on how responsive the Buyer and Seller are in completing those required steps.

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If the Buyer is **denied**, the loan must be **paid off in full** at time of closing:

Some options to payoff loan:

- ☐ The Buyer may negotiate the payoff or partial pay down of the solar loan with the Seller.
- ☐ Either party can re-finance this solar loan with another financial institution.
- ☐ If there is enough equity in the home, the payoff of the solar loan can be included in the new mortgage loan amount or a home equity loan that would close at the same time.

*****Only at the time the loan is actually paid off in full will CCU terminate the UCC1 for the solar loan. When CCU receives the funds to payoff the loan, CCU will file the UCC3 Termination with the County directly exactly 5 business days later. CCU will not terminate the UCC1 early prior to closing unless the payoff has been received and 5 business days have occurred before closing.

Please note: Buyer must be credit-approved by Corning Credit Union to complete the Solar Assumption process. Corning Credit Union is not responsible for, and has no control over, the sale of the home or the home closing timeline. Corning Credit Union has no obligation to the Buyer or Seller outside of what is required by applicable law or agreed to by Corning Credit Union in writing. Please refer to the original Solar Loan Agreement for additional terms and conditions. Please note, as outlined in the original terms and conditions for the solar loan, the rate will adjust to the current market rates available which could impact the monthly payment. If the Buyer is not approved to assume the loan or if the loan is not eligible to be assumed, the loan will need to be paid off in full. Buyers must obtain all original solar installer information from the Seller. Any questions regarding functionality of the solar equipment, the installation of the solar equipment, and solar system warranties must be directed to the Seller and original installer.

For additional questions regarding a Solar Loan Assumption, please visit www.corningcu.org/solar, give us a call at 1-833-895-6337, or email us at SolarProcessing@corningfcu.org.