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Selling your home? Here's your checklist.

Following the steps below will help Realtors, appraisers, lenders, and future buyers get an accurate valuation of your solar home. While we cannot guarantee your home's proper valuation, this procedure is recommended by real estate professionals nationwide. Please note that solar power is a foreign object to many in the real estate industry, so advocating for professionals competent in solar homes is strongly advised.

Information you must collect:

- Solar system plans:** Physical layout Electrical maps
- Product & Service guarantees:** Solar panels Home energy storage (if applicable)
 Solar inverter Service guarantee

Utility records for home energy use

- Example of bill(s) – a Fall bill is best as it identifies the credits accrued.

Documents you need to complete:

- Read & fill out The Appraisal Institute's Appraised Value & Energy Efficiency; Getting it Right to ensure the lender hires a competent appraiser. Most importantly, you have a right to a fair appraisal. Fannie Mae, Freddie Mac, and FHA guidelines require lenders to choose competent appraisers, i.e. those with the knowledge and experience required to perform a professional quality appraisal for your specific geographic location and property type.
- Complete the Appraisal Institute's Residential Green and Energy Efficient Addendum form. This should be presented to your appraiser. If you don't have all the information for the form, contact your solar installer for information regarding those specifications
- Print results from PV Value Tool
- A copy of a completed Home Energy Rating System (HERS) report, is valuable if available.

Vermont Realtors and the Appraisal Institute recommend that you give these completed documents to (1) Your realtor, (2) Your appraiser, (3) Your lender, and (4) Have an extra copy in the home.

- Find qualified Realtors with a NAR Green Designation or other continuing solar-related education.
- Find qualified Appraisers listed by the Appraisal Institute. You and your realtor have the right to interview your appraiser and deny them if you deem them incompetent to appraise your home's features.

Fannie Mae, Freddie Mac and FHA guidelines require appraisers to consider the energy efficient feature of the home, and if the market supports an adjustment in the appraised value, one must be made, but an average appraiser won't take this into account if they aren't aware of it. By completing the above steps and presenting the documents to the necessary parties, you will help support a accurate valuation of your home.