



C-PACE Capital Provider Application and Participation Agreement

For More information:

Visit: <https://www.Delawarecpace.org>

See the Program Guide.

Contact Information:

E-mail: info@Delawarecpace.org

Telephone: 302-883-3048

Please complete:

Part A: Application for Qualified Capital Provider

Part B: Participation Agreement

and submit via email to: info@Delawarecpace.org

Part A. Application for Qualified Capital Provider

I. Capital Provider Information

Capital provider Name: _____
Contact person Name: _____
Title of contact person: _____
Contact person Address: _____
City: _____ State: _____ Zip: _____
Contact person office Tel#: _____
Contact person e-mail: _____

Principal regulator(s) of your institution? (i.e., Federal Reserve Board, OCC, etc)

Regulator name: _____
Regulator name: _____
Regulator name: _____

If not regulated: Provide three professional references for your firm:

Reference #1

Name: _____
Title: _____
Company Name: _____
Phone: _____
Email: _____
Project Name: _____
Project Type: Energy Efficiency (); Solar (); Combined () Other: _____

Reference #2

Name: _____

Title: _____

Company Name: _____

Phone: _____

Email: _____

Project Name: _____

Project Type: Energy Efficiency (); Solar (); Combined () Other: _____

Reference #3

Name: _____

Title: _____

Company Name: _____

Phone: _____

Email: _____

Project Name: _____

Project Type: Energy Efficiency (); Solar (); Combined () Other: _____

Years in business: (____)

Total assets: \$ _____

Capital available to devote to the Delaware C-PACE market (non-binding): \$ _____

Staff available to manage C-PACE transactions:

First Name: _____; Last Name: _____; Years with firm: _____

First Name: _____; Last Name: _____; Years with firm: _____

First Name: _____; Last Name: _____; Years with firm: _____

Does your institution currently provide lending to other C-PACE programs: Yes No

If "Yes," provide contact information:

1. Program Name: _____

Contact Name: _____ Email: _____ Ph: _____

2. Program Name: _____

Contact Name: _____ Email: _____ Ph: _____

3. Program Name: _____

Contact Name: _____ Email: _____ Ph: _____

Other experience providing lending to finance the implementation of energy and water efficiency improvements for commercial or residential property owners: _____

II. Standard C-PACE lending terms of your institution (non-binding):

Minimum loan amount (can be a range): _____

Maximum loan amount (can be a range): _____

Minimum loan term (months): _____

Maximum loan term (months): _____

Maximum LTV (pre-project): _____

Maximum LTV (including PACE project): _____

Maximum PACE Loan to Value: _____

Minimum DSCR: _____

Minimum SIR: _____

Property must be current on taxes: Yes ; No

Minimum months without a delinquency: _____

Minimum years of positive NOI: _____

Minimum years of financials: _____

Energy Audit Requirements: _____

ASHRAE Level 1 or equivalent? _____

ASHRAE Level 2 or equivalent? _____

ASHRAE Level 3 or equivalent? _____

Appraisal required? Yes ; No

If Yes: what is the maximum age of the appraisal: No more than () months old

Is an Environmental Data Review required? Yes ; No

How many months must the property be free from a bankruptcy or foreclosure: Months: (_____)

Annual Interest rate (provide schedule based on current rates): _____

Additional fees (please describe):

Fee Name: _____ Amount: _____; Other Fee Info: _____

Fee Name: _____ Amount: _____; Other Fee Info: _____

Fee Name: _____ Amount: _____; Other Fee Info: _____

Fee Name: _____ Amount: _____; Other Fee Info: _____

Part B: PARTICIPATION AGREEMENT

THIS PARTICIPATION AGREEMENT ("Agreement") is entered into by and between Sustainable Energy Utility, Inc., a non-profit corporation established pursuant to Delaware statute, d/b/a Energize Delaware ("Energize Delaware"), and _____, a _____ (the "Applicant" or "QCP") (Energize Delaware and QCP together, the "Parties;" and each, a "Party").

WHEREAS, the Applicant has completed an APPLICATION with Energize Delaware, functioning in its capacity as the Program Administrator for the Delaware Voluntary Clean Energy Financing Program ("Commercial Property Assessed Clean Energy" or C-PACE"); and

WHEREAS, the Applicant desires to have the opportunity to become a Qualified Capital Provider ("QCP") for one or more qualifying energy improvement projects (each a "Project") under C-PACE; and

WHEREAS, in consideration of being provided Project data and related information to formulate a financing proposal to owner of certain real property ("Property Owner"), the Applicant specifically agrees to the terms and conditions set forth in this Agreement.

1. Definitions.

a. "Delaware C-PACE" or "C-PACE" shall mean the Delaware Voluntary Clean Energy Financing Program, created in 2018 by the Delaware Energy Act, which established a statewide C-PACE program and designated the Sustainable Energy Utility, Inc., as the Program Administrator under its Energize Delaware trade name.

b. "Confidential Information" shall mean all confidential or proprietary written, recorded, electronic, visual information or data (including without limitation energy, structural research, developmental, engineering, manufacturing, technical, marketing, sales, financial, operating, performance, cost, pricing, business and process information or data, trade secrets, discoveries, ideas, designs, data,) provided to QCP or its Representatives by the Energize Delaware or its Representatives, or to Energize Delaware or its Representatives by QCP or its Representatives, regardless of whether such confidentiality or proprietary status is indicated or the specific words "confidential" or "proprietary" are used in the course of the exchange of such information or data. Without limiting the aforesaid, the existence of discussions between the Parties regarding the Project shall constitute Confidential Information hereunder.

c. "Program Administrator" shall mean Energize Delaware.

d. "Person" shall be broadly interpreted to include, without limitation, any corporation, limited liability company, partnership, limited partnership, governmental agency, or other legal entity or individual.

e. "Representatives" shall mean as to any Person, its directors, officers, employees, agents and advisors (including, without limitation, financial advisors, attorneys, accountants, engineers, technicians and vendors) and in the case of Delaware C-PACE, Energize Delaware and its Representatives.

2. Confidentiality and Non-Use. In consideration of receiving Confidential Information, the QCP and Energize Delaware agree as follows:

a. Each of the Parties hereby acknowledges that any Confidential Information received by either Party is the property of the disclosing Party and the Property Owner, as applicable, and that the receiving Party shall hold confidential and not disclose to any Person, without the prior written consent of the disclosing Party unless otherwise required by law ordered to be disclosed by a court or other tribunal of competent jurisdiction, all Confidential Information and any information about the Project, or the terms or conditions or any other facts relating thereto, including, without limitation, the fact that discussions are taking place with respect thereto or the status thereof, or the fact that Confidential Information has been made available to the receiving Party or its Representatives; provided, however, that the Parties may disclose such Confidential Information to their Representatives and their potential or actual direct or indirect investors and potential or actual third party participants in the Project or third party assignees or transferees of all or any portion of the Project, who are actively and directly participating in the Party's evaluation of the Project or who otherwise need to know the Confidential Information for the purpose of the Project;

b. Each Party shall cause all its Representatives to observe the terms of this Agreement and shall be responsible for any breach of the terms of this Agreement by it or its Representatives; and,

c. The receiving Party shall return or destroy all Confidential Information (including all copies thereof) within ten (10) days of receipt of a written request made by the disclosing Party, except for one record copy that may be maintained by the receiving Party in its legal archives, unless otherwise required by law or by order of court or other tribunal of competent jurisdiction. Further, the receiving Party shall delete all Confidential Information contained in electronic files. Notwithstanding the foregoing, the Parties may retain copies of any computer records and files containing Confidential Information that have been created pursuant to their automatic electronic archiving and back-up procedures until such computer records and files have been deleted in the ordinary course. Any copies retained as described shall be maintained as Confidential Information in accordance with the terms of this Agreement.

d. In addition to the foregoing, neither Party will use the Confidential Information for any purpose other than directly in connection with the Project and as expressly authorized in writing by the disclosing Party or, if the Confidential Information is the property of the Property Owner, by the Property Owner.

3. Exceptions to the Confidentiality and Non-Use Obligations. The obligations imposed by Section 2 hereof shall not apply, or shall cease to apply, to any Confidential Information if or when, but only to the extent that, such Confidential Information:

a. was known to the receiving Party or was already in its lawful possession prior to the receipt of the Confidential Information;

b. was or becomes, through no breach of the receiving Party's obligations hereunder, known to the public;

c. becomes known to the receiving Party from sources other than Energize Delaware or its Representatives under circumstances not involving any breach of any confidentiality or non-use obligation; and/or,

d. is independently developed by the receiving Party, as evidenced by written records thereof.

Confidential information, as a whole, shall not be deemed to be in the public domain merely because any part of said Confidential Information is embodied in general disclosures or because individual features, components or combinations thereof are now or become known to the public.

It shall not be a breach of the confidentiality obligations hereof for the receiving Party to disclose Confidential Information where, but only to the extent that, such disclosure is required by law or applicable legal process, provided in such case the receiving Party shall (i) give the earliest written notice possible to the disclosing Party that such disclosure is or may be required and (ii) reasonably cooperate in protecting such confidential or proprietary nature of the Confidential Information which must so be disclosed.

4. No Further Agreements Hereunder. Energize Delaware or its Representatives shall be not under any obligation to enter into any further agreements with the QCP of any nature whatsoever as a result of this Agreement. Energize Delaware hereto reserves the right, in its sole discretion, to decline, to retract, or to reject at any time any proposal which has not yet become legally binding by execution of a written agreement between the Parties with respect thereto, or with respect to any further agreements or business arrangements with the other Party hereto, its parents, subsidiaries or affiliates and to terminate all further discussions and negotiations. Nothing in this Agreement shall obligate Energize Delaware or its Representatives to provide any specific information, including Confidential Information, that Energize Delaware or its Representatives otherwise desire to withhold.

5. No Representations and Warranties. No representations or warranties express or implied, of any kind with respect to the Confidential Information, including without limitation with respect to the suitability, accuracy or completeness of the same, exist under this Agreement. Any representations or warranties shall be made thereby, if at all, only in a separate definitive written agreement that may be entered into between the QCP and Energize Delaware. The Parties specifically acknowledge and agree that Energize Delaware and its Representatives shall not be liable to the QCP or its Representatives whether in contract, tort or otherwise for loss of profits, consequential, special or punitive damages, based on the accuracy of the Confidential Information, unless expressly set forth in a separate definite written agreement to the contrary.

6. Costs. QCP shall be responsible for all of its own costs and expenditures incurred in the APPLICATION process and during any period during which the QCP maintains its QCP status with Delaware C-PACE. QCP shall have no right to make any claim(s) whatsoever under this Agreement for reimbursement of costs for any efforts expended.

7. Program Administration Fee. A fee equal to 2.5% of the project finance amount (not to exceed \$75,000 per project) shall be included in each project loan closing, to be paid by the Property Owner. Such fee shall be collected by the QCP at loan closing and disbursed by the QCP to Energize Delaware or its Representative within 10 calendar days of the closing.

8. County Servicing Fee. For its billing and collection services rendered, the county will collect a one-time, fixed "servicing fee", as defined in the fee schedule below, to be paid by the Property Owner. Such fee shall be collected by the QCP at loan closing and disbursed by the QCP to Energize Delaware or its Representative within 10 calendar days of the closing at loan closing.

<u>Benefit Assessment Finance Term (years)</u>	<u>One-Time County Servicing Fee (\$)</u>
1 to 10	\$700
11 to 15	\$1,000
16 to 20	\$1,250
21 to 25	\$1,500

9. Non-Circumvention. In connection with any Project for which a Property Owner submits an Application without designating a QCP, QCP agrees that any contact with such Property Owner shall not directly or indirectly interfere with, circumvent or attempt to circumvent, avoid, by-pass, or obviate the relationship of Energize Delaware or its Representatives with the Property Owners, its other contractors, and their respective affiliates; or change, increase or avoid directly or indirectly payment or issuance of established or to be established fees, commissions, investment or ownership interest or continuance of pre-established relationship; or intervene in non-contracted relationships with any third parties, or initiate transactional relationships that by-pass Energize Delaware in connection with any on-going or future transaction or project. In furtherance and not in limitation of the foregoing, QCP agrees not to contact the Property Owner, its tenants, their respective owners and lenders and Representatives, nor, in connection with submitting proposals for the Project, other QCPs as identified by Energize Delaware without its express prior written permission from Energize Delaware or its Representatives.

10. Governing Law. This Agreement is made subject to and shall be construed and enforced under the laws of the State of Delaware, without giving regard to conflict of laws or choice of law principles and that the state courts of the State of Delaware shall have exclusive jurisdiction to resolve any disputes with respect to this Agreement or the Confidential Information with each Party irrevocably consenting to the jurisdiction thereof for any actions, suits or proceedings arising out of, or relating to, this Agreement or the Confidential Information, and each Party irrevocably waives its rights to jury trials with respect thereto.

11. Right to Rescind. Any time and in its sole discretion, Energize Delaware reserves the right to rescind or revoke the QCP status of the QCP. Notice of Energize Delaware's determination to revoke or rescind the QCP status shall be given in writing by Energize Delaware to the QCP in accordance with Section 17 below. QCP understands and agrees that no liability shall attach to Energize Delaware or its Representatives from such revocation or rescission.

12. Remedies. Without prejudice to the rights and remedies otherwise available to either Party, each Party shall be entitled to equitable relief by way of injunction or specific

performance, or otherwise if the QCP or any of its Representatives breach or threaten to breach any of the provisions of this Agreement the QCP shall not plead in defense thereto that there would be an adequate remedy at statutory or common law. All of the Party's rights and remedies shall be cumulative and may be exercised separately or concurrently.

13. Non-Publicity. All media releases, public announcements and other disclosures relating to any Project including promotional or marketing material, but excluding announcements intended solely for internal distribution or to meet legal or regulatory requirements, shall be coordinated with and approved by Energize Delaware or its Representatives prior to release. In addition, the QCP shall refrain from removing, overprinting or defacing any notices of copyright, trademark, logo or other proprietary identifications or notices of confidentiality, from any originals or copies of Energize Delaware's or the Property Owner's Confidential Information.

14. Paragraph Captions. The captions of the paragraphs and sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

15. Integration and Amendment. This Agreement represents the entire and integrated agreement between Energize Delaware and the QCP and supersedes all prior negotiations, representations, or agreements, either written or oral. Any amendments to this Agreement must be in writing and be signed by both Parties.

16. Severability. Invalidation of any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement.

17. Notices. Unless otherwise specifically required by a provision of this Agreement, any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is to be given at the address set forth below or at such other address as has been previously furnished in writing, to the other Party. Such notice shall be deemed to have been given when deposited in the United States Mail properly addressed to the intended recipient.

18. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Delaware Revised Statutes; TITLE 6; Commerce and Trade; SUBTITLE II; Chapter 12a. Uniform Electronic Transactions Act; 12A-101.

