



Application Number: _____

PROPERTY ASSESSED CLEAN ENERGY (“PACE”) APPLICATION

The purpose of this Application is to allow a property owner to apply for approval for Lone Star PACE LLC (“LSP”) Program financing. LSP will review this Application and determine if the Program eligibility requirements can reasonably expect to be met.

I. APPLICANT PROFILE			
Borrower’s Name:			
Street Address:			
City, State, Zip Code:			
Primary Contact:		Title:	
Primary Contact Phone:		E-Mail:	
Corporate Structure:	<input type="checkbox"/> S Corporation <input type="checkbox"/> C Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Trust <input type="checkbox"/> 501(c)(3) <input type="checkbox"/> Individual(s) / Joint Tenants / Common Property (not in Trust) <input type="checkbox"/> Other _____		

Borrower’s legal name as it appears on the property tax record:

***Note:** The last four digits of the Borrower’s Social Security Number will be used to verify that the Borrower is not in bankruptcy and has not been in bankruptcy in the past five years. Provide Borrower’s Tax Identification Number if Property is owned by a business entity.*

Owner 1 Name:	Tax Identification Number or Last Four Digits of SSN:

Owner 2 Name:	Tax Identification Number or Last Four Digits of SSN:

Owner 3 Name:	Tax Identification Number or Last Four Digits of SSN:

Owner 4 Name:	Tax Identification Number or Last Four Digits of SSN:

II. PROPERTY INFORMATION			
Business Name:			
Legal Business Name (if different):			
Street Address:			
City:		County:	
State:	Texas	Zip Code:	
Property Type:	<input type="checkbox"/> Office <input type="checkbox"/> Hospital <input type="checkbox"/> Warehouse <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____	<input type="checkbox"/> Hotel / Hospitality <input type="checkbox"/> Lab <input type="checkbox"/> Retail <input type="checkbox"/> Agriculture	<input type="checkbox"/> Education <input type="checkbox"/> Multi-family (5 or more units) <input type="checkbox"/> Food Service <input type="checkbox"/> Data Center
What is the value of the Property: _____ (attach recent appraisal or assessed value statement)			

III. PROJECT DESCRIPTION

Please use the following table to provide summary details about the types of property improvements that may be included in your project. If you are very early in your project development process and do not have an idea of what improvements you will include, just write in "unknown" in the first "Brief Description of Each Improvement" and leave the remaining fields blank. If you do not know the cost estimates for included improvements, the leave the "Cost Estimate" field blank.

*EE = Energy Efficiency; RE = Renewable Energy; WC = Water Conservation

**Refer to the Authorized Improvements List for System/Subsystem descriptions to be used in the improved descriptions.

Property Improvement Type* (Check One)	Brief Description of Each Improvement** Provide whatever detail is known at this stage of Project Development (i.e. PV, HVAC, Irrigation)	Cost Estimate	Annual Savings Estimate	Useful Life (Years Used)
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
<input type="checkbox"/> EE <input type="checkbox"/> RE <input type="checkbox"/> WC				
Total:				

IV. PROJECT DETAILS (check all that apply) *

The Program allows property owners that are at the beginning of their property improvement process, as well as those that have a project completely planned, to begin the process of applying for financing through the Program. To help the Program gauge where you are in the development process, please check all the following items that apply:

I have selected a project installation contractor:

Contractor Name:			
Address:			
Telephone		E-Mail:	

I have selected a Qualified Capital Provider ("QCP"):

QCP Name:			
Address:			
Telephone		E-Mail:	

* As a service to you, the Program may notify the contractor and/or capital provider identified above of the status of your Initial Application unless you initial here: _____

V. PROJECT ELIGIBILITY

The Applicant must answer the questions listed on Exhibit A – PACE Qualified Questionnaire and review the property and project eligibility requirements provided in Exhibit B – Eligibility Requirements. By checking the box below, you are certifying that, to the best of your knowledge, the subject property’s eligibility to receive PACE financing. Do not check the box if you do not understand the property eligibility requirements or have reason to believe your property does not conform to eligibility requirements. If you would like to request an exception to any of the eligibility requirements, please call (214) 256-3209.

I have read Exhibit B – Eligibility Requirements and certify as to the subject property’s conformance to the best of my knowledge.

ADDITIONAL REQUIREMENTS

1. Application Fee due with Application: \$500 per project location made payable to Lone Star PACE LLC (non-refundable).
2. Issuance Fee due at Closing: \$2,500 or 0.75% of total assessment amount, whichever is greater. The \$500 application fee is applied towards the Issuance Fee.
3. Annual Administrative Fee: 0.10% of the total amount of the assessment and included in the interest rate paid to the Qualified Capital Provider. This fee may be capitalized and paid at closing, if desired.

CERTIFICATION

I hereby represent that the information contained within this document and attachments are true and correct to the best of my knowledge.

Signature: _____

Date: _____

Printed Name: _____

Print Title: _____

For more information or to apply please contact:

Lone Star PACE LLC
 Attn: Program Administrator
 6988 Lebanon Road, Suite 103 | Frisco, TX 75034
 Tel: (214) 256-3209 | Fax: (214) 975-2402
 E-Mail: rmccormick@lonestarpace.com



Exhibit A

PACE Qualification Questionnaire

Are you the property owner of record and possess all legal authority necessary to execute all documents in connection with this project? (i.e. legal owner)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are all property owners aware of and approve of the project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a mortgage currently on the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the mortgage payments on the Property current?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have the mortgage payments ever been delinquent during the previous three years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the Property owner been delinquent on ad valorem taxes in the previous three years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the Property owner been the subject of bankruptcy during the previous five years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Property listed as an asset in a current bankruptcy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any federal or state income tax liens, judgment liens or similar involuntary liens on the Property in amounts exceeding \$1,000?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Property a residential home with less than five separate housing units?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Property agricultural land used for farming?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Property currently undeveloped? (i.e. greenfield or new construction)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the amount being financed exceed 20% of the assessed value of the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the PACE improvements going to be permanently fixed to the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does a Federal, State, or local government own the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will the project decrease energy or water consumption or does the project include onsite power generation behind the Property owner's meter?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has Property owner completed a baseline energy audit?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Skip the following if there is no mortgage on the property:

For mortgaged properties, we require written mortgage lien holder consent to the PACE Assessment. Provide your mortgage lender's contact information below and submit the following with this Application:

A copy of the most recent mortgage statement

Name of Lending Institution or Lender:			
Contact Name:			
Phone Number:		E-Mail:	
Account Number:			
Account Balance:		As of (Date of Balance)	



Exhibit B

Eligibility Requirements

In order to participate in the Program, a property owner must meet and/or complete the following requirements and steps:

- a. The property to be improved with the Authorized Improvements (the “subject property”) should be located in a municipality that is part of the Lone Star PACE Program (“Program”) and must be eligible to pay property taxes. (Note: If the property is not located in a participating municipality Lone Star PACE will approach the municipality to join the Program to the best of its ability.)
- b. The subject property must be non-residential property as defined as (i) a property the primary use of which is not residential or (ii) a property used for multi-family housing with five or more units.
- c. The property owner must provide written notice of the proposed senior lien to any and all mortgage holders with existing liens on the subject property, and must obtain the written consent of existing mortgage holders; the Program will provide templates and assistance for this purpose but it is primarily the property owner’s responsibility to obtain the acknowledgement of all mortgage holders. It is recommended that owner submit a copy of the mortgage holder’s written acknowledgment with the Application.
- d. All owners of the fee simple title to the subject property or their legally authorized representatives must sign the Program Documents.
- e. The property owner must have a professional energy audit conducted on the property that corresponds to the types of Authorized Improvements the owner is seeking to finance, and those Authorized Improvements must appear as identified opportunities or recommendations within the resulting audit report. The Program reserves the right on a case-by-case basis to review and approve Improvements that do not appear as an identified opportunity or recommendation within the audit report.
- f. The property owner will be encouraged or required (as described below) to participate in appropriate state and City incentive programs to the extent the subject property is eligible for such programs at the time of application. See Chap. 6 “Participation in Rebate/Incentive Programs” below.
- g. The property owners must agree to provide the Municipality with access to the property’s utility usage information to enable the Program to monitor energy savings. The owner must further agree to participate in any surveys and Program evaluations directed by the Municipality or Lone Star PACE.
- h. The property owner must certify that it (and its corporate parent if the property owner is a single-purpose entity) is solvent and that no proceedings are pending or threatened in which the property owner (or the corporate parent, as applicable) may be adjudicated as bankrupt or become the debtor in a bankruptcy proceeding, or discharged from all of the property owner’s (or corporate parent’s, as applicable) debts or obligations, or granted an extension of time to pay the property owner’s (and the corporate parent’s, as applicable) debts or subjected to a reorganization or readjustment of the property owner’s (and the corporate parent’s, as applicable) debts. The property owner must also certify that the property owner (or any corporate parent if the property owner is a single-purpose entity) has not filed for or been subject to bankruptcy protection in the past three years.
- i. The property owner must be current on the payment of all obligations secured by the subject property, including property taxes, assessments and tax liens, within the past 3 years (or since taking title to the subject property if it has been less than 3 years). Properties that are currently appealing a property tax assessment will be reviewed and eligibility will be determined on a case-by-case basis.
- j. There must be no notices of default or foreclosure, whether in effect or released, due to non-payment of property taxes or loan payments filed against the subject property within the last 5 years (or since ownership, if less than 5 years). Exceptions may be granted on a case-by-case basis.

- k. The property owner must not have any involuntary liens, defaults or judgments applicable to the subject property. A property owner with an involuntary lien(s) may be allowed to participate in the Program if it can demonstrate an acceptable reason for the lien, default or judgment and a path for resolution along with supporting documentation. A property with an involuntary tenant's lien will be reviewed and eligibility will be determined on a case-by-case basis.
- l. The value of the property (based on current assessed value, appraised value determined by a Municipality approved appraiser within 90 days of Program application, or market value calculated according to a method identified by the Municipality) plus the value of the Authorized Improvements financed by the Program must be equal to or greater than the sum of (i) the total private property debt including mortgages and equity lines of credit secured by the property, (ii) the principal amount of any Program indebtedness attributable to the property, and (iii) the aggregate principal amount of any fixed assessment liens or other special tax debt on the property.
- m. The property owner must certify that the property owner is not party to any litigation or administrative proceeding of any nature in which the property owner has been served, or is pending or threatened which, if successful, would materially adversely affect the property owner's ability to operate its business or pay the special taxes when due, or which challenges or questions the validity or enforceability of the Unanimous Approval or any other documents executed by property owner in connection with the Program.