Dwight Green Finance

C-PACE Financing

Commercial Property Assessed Clean Energy

What is Lender Consent?

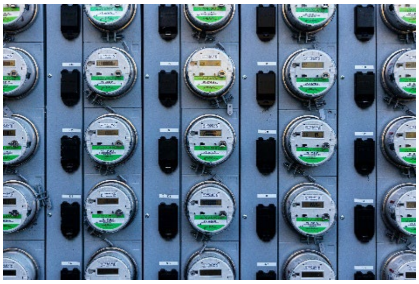
C-PACE financing requires mortgage holders to consent to the C-PACE assessment.

C-PACE assessment payments are typically on par with regular property taxes and most often billed on the property tax bill. C-PACE programs require the mortgage holders to acknowledge the C-PACE lien will be placed on the property.

What Can be Financed?

Improvements that enhance energy efficiency, conserve water and/or utilize renewable energy. Examples include:

- HVAC
- Electrical/Lighting/LED
- Windows and Building Envelope
- Solar
- Seismic/Storm Strengthening



Rationale for Lender Consent

- **C-PACE Does Not Restrict the Mortgage Holder's Foreclosure Rights:** No inter-creditor agreement is required with C-PACE financing, allowing the Mortgage Holder to foreclose on its mortgage interest in the property as if it were the only financing on the property

- **C-PACE Assessments Cannot be Accelerated:** Similar to property taxes, only the delinquent payment amount is due in the event of a C-PACE assessment payment default; remaining payments continue to be due as scheduled per original repayment schedule

- **Monthly Escrows**: C-PACE payments can be escrowed monthly, similar to property tax and insurance premium payments

- **Fully Funded at Closing of the Financing**: Mortgage holders can take comfort knowing C-PACE funds are available to be drawn upon at closing

- **Property Owner/Mortgage Holder Relationship**: C-PACE is becoming more widely accepted in the lending community and property owners are requesting C-PACE in their capital stack to benefit to their property, necessitating consent of their Mortgage Holder

Contact Us

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