

HERO LOAN ADVISORY IN CALIFORNIA

The HERO Program is a Property Assessed Clean Energy (PACE) Program that provides financing for energy-efficient, water-efficient and renewable energy products to home and business owners in approved communities in California, and other states, by way of loans where the obligation to repay by a property owner is recorded on his or her property. "HERO" stands for Home Energy Renovation Opportunity.

The financing provided by the "HERO" Program is paid through annual property tax payments on the property. In some cases, the loan may be passed on to a new property owner if the property is sold.

The PACE lien is a priority lien. It attaches to the legal description of a property which may contain a home, garage, out building, ADU and the like. For the buyers of the property, any loan they may obtain to purchase the property in the "HERO" Program is supposed to pay off all liens against the property and be in first position. Sellers and their listing agents must be mindful to disclose, in writing, the PACE lien before close of escrow.

Sellers have a mandatory duty to disclose all material facts of the property under contract to sell such as a PACE lien under the "HERO" Program.

Property Address: _____

Dated: _____
Seller(s)

Dated: _____
Buyer(s)