



Montgomery County GreenBank

Your partner for clean energy™

Use the CLEER Program to pay for your energy savings improvements, solar installations, or combined heat and power projects with no cash out and no cash flow impact

By using a Commercial Loan for Energy Efficiency and Renewables (CLEER), you could potentially have no out-of-pocket costs and no cash flow impact on your business. With CLEER, you can use the energy savings to cover the costs of the improvements. You can then deploy the cash you would have used for these improvements to other business needs.



Project Costs



Utility Incentives



CLEER Loan

**No money down.
Repayment from energy
savings and no cash
flow impact.**

CLEER is designed to work with Pepco's Energy Savings for Business Program, Washington Gas's Maryland Energy Savings Program, and solar-only installers. You can use a CLEER loan to cover costs not paid for by the utility's incentives, plus you can include up to 50% of the projected incentives in loan proceeds. You can set the payment terms of the CLEER loan so that energy savings will cover the debt service on the loan. Thus, no money out and no cash flow impact. And you get all the energy savings and comfort improvements from the work!

Don't let lack of cash stop you from making the decision to contribute to your company's bottom line!

Maryland nonprofits – you may now benefit from a permanent loan fee reduction! Contact one of our Participating Lenders to find out.

With CLEER used for energy saving improvements:

- › You save dollars for other business needs.
- › The money saved with the energy improvements can go toward the costs of financing the project.
- › You benefit from a quick and easy application process.

What does CLEER offer?

- › Up to a \$250,000 loan amount
- › Covers: energy efficiency, solar PV, energy storage, gas furnaces and boilers, combined heat and power
- › PLUS: 30% of loan can cover non-energy efficiency improvements
- › PLUS: 50% of incentives can be included in the loan
- › 100% financing – no out-of-pockets
- › No additional debt on property (based on credit)
- › Loan terms up to 12 years to match energy savings to loan payments

How do you get a CLEER loan?

CLEER is offered through two participating lending partners, Ascentium Capital and Revere Bank. They handle the underwriting and closing of the loans. See lender for current interest rates (contact information on reverse side).

How might a CLEER loan work?

(Example for illustrative purposes only, not an actual CLEER loan.)

Loan terms can be set to allow energy savings to offset the costs of financing your improvements – potentially making your project costs neutral to your bottom line.

CATEGORY	Proposed HVAC
Cost of Project	\$198,000
Less: Pepco Utility Incentives	\$48,000
Balance to be Funded by Customer	\$150,000
Loan Amount	
100% of Balance	\$150,000
CLEER Fees	\$5,250
Total Loan Amount	\$155,250
Term and Rate	10yr/6.375%*
Annual Debt Service	\$21,036
Projected Energy Savings Per Year (179,500 Kwh @ 14 cents per Kwh; assumed all-in rate)	\$25,130
Annual Customer Cash Flow After Debt Service	\$4,094

*Rate can adjust one time at Year 7.

Is your property eligible?

Eligible properties include:

- › Any commercial or industrial property or business.
- › Multifamily rental buildings and common ownership communities (e.g., condominiums, co-ops).
- › Those located in the Pepco service area of Montgomery County, MD.

Maryland nonprofits may qualify for reduced fees!

Call a Participating Lender to learn more.

Start your project now:

- ✔ Contact a Montgomery County Green Bank Participating Lender (see sidebar).
- ✔ Start the application process and get underwritten for the loan.
- ✔ Once approved, start the work and enjoy your energy savings!



Participating Lenders



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About the Montgomery County Green Bank

Montgomery County Green Bank is a 501(c)3 nonprofit dedicated to making affordable financing available to businesses and residents in Montgomery County, Maryland for energy efficiency and renewable energy upgrades. The organization also supports the County's goal to reduce its greenhouse gas emissions. Find out more at www.mcgreenbank.org.

For more information, contact info@mcgreenbank.org or visit mcgreenbank.org.