MISSOURI GREEN BANC | NATIONAL PACE CAPITAL ACCESS

Structured RFP Template (Capital Track)

For Missouri C-PACE property owners running a competitive capital process through NPCA

Program: National PACE Capital Access (NPCA)

Operator: Missouri Green Banc, Inc. (MGB) — 501(c)(3) nonprofit green bank

Statutory C-PACE Authority: Missouri Clean Energy District (MCED), §67.2800 RSMo

Document ID: NPCA-RFP-001

Version: 2.2 — Open Platform Edition

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About this Template

Plain-language note

This template is used in two ways. The RFP package (Part A) is what the property owner (with MGB's help) sends to matching NPCA capital providers. The response form (Part B) is what capital providers complete and return to the property owner. The package is the same for every responder so offers can be compared on equal footing. The RFP is released simultaneously to every Active capital provider whose criteria match — there is no first-look interval and no priority sequencing. NPCA is free for the property owner and free for capital providers — the RFP process carries no fee to any participant. A separate Structured RFQ Template (NPCA-RFQ-001) applies to the contractor track.

How this RFP works

- MGB helps the property owner fill in the package. The property owner authorizes release.
- MGB identifies every Active capital provider whose Lending Criteria Profile matches and releases the RFP simultaneously to all of them. Where the matching set is unusually large, the tie-breakers documented in the Matchmaking Protocol may apply with disclosure.
- Responses go directly to the property owner, with a copy to MGB for program records.
- MGB does not score, rank, or recommend any response. The property owner selects on its own criteria.
- All offers are non-binding term sheets unless they say otherwise.
- The property owner's contractor selection is a separate process on the contractor track (using the NPCA-RFQ-001 template if a structured process is elected there). Nothing in this RFP process affects or is affected by contractor selection.

Part A — The RFP Package

(Completed by the property owner with MGB's help. Sent to matching capital providers simultaneously.)

A.1 Project name and one-sentence description

Project name

One-sentence description

A.2 Property

Property address

Property type

Square footage and number of units (as applicable)

Year built; year of most recent major renovation

Existing mortgage holder(s)

Existing mortgage holder consent — status

☐ Consent obtained
☐ Consent process started
☐ Not yet engaged
☐ No existing mortgage

A.3 Sponsor

Sponsor legal entity name

Sponsor brief background

Principal contact — name, title, email, direct phone

A.4 Scope of work

Measure categories proposed

- ☐ Energy efficiency
- ☐ On-site renewables
- ☐ Water efficiency (energy-tied)
- ☐ Resiliency (energy-tied)
- ☐ Building envelope
- ☐ Electrification
- ☐ EV infrastructure
- ☐ Other

Summary of scope

Contractor status (on the contractor track — informational only for capital respondents)

- ☐ Contractor selected and named in this package
- ☐ Contractor selection in process through NPCA
- ☐ Contractor to be selected after capital selection
- ☐ Owner-directed / self-performed

Energy assessment or audit status

- ☐ Completed and attached
- ☐ In progress
- ☐ Not yet started

A.5 Financing request

Total C-PACE financing requested

Total project cost

Other capital in the project

Preferred term length (years)

Use of proceeds

A.6 Indicative underwriting facts

As-is appraised value (if available)

As-completed appraised value (if available)

In-place NOI and trailing twelve months (existing assets)

Pro-forma NOI on stabilization (new construction / repositioning)

Occupancy (existing assets)

Major tenants and lease expirations

A.7 Timing

Date the property owner needs an indicative term sheet

Target date to select a provider

Target closing date

Construction or installation schedule (if applicable)

A.8 Attachments

- ☐ Property photos and site plan
- ☐ Rent roll (existing assets)
- ☐ Trailing twelve-month operating statement (existing assets)
- ☐ Three-year pro forma
- ☐ Sponsor REO schedule
- ☐ Energy assessment or audit report
- ☐ MCED preliminary eligibility confirmation
- ☐ Other — list below

Other attachments

A.9 Response logistics

Response deadline

Submit response to (property owner email)

Copy to MGB at
communications@missourigreenbanc.org

Questions during the response period — contact

Part B — Response Form

(Completed by the capital provider. Returned directly to the property owner with a copy to MGB by the response deadline above. Free to submit — NPCA charges no participation, response, or success fee.)

B.1 Responding institution

Legal name of institution

Registration category

- ☐ Specialty C-PACE Lender
- ☐ Community Bank or Credit Union
- ☐ Green Bank or Public-Purpose Entity
- ☐ Family Office
- ☐ Foundation or PRI Vehicle
- ☐ Regional or National Bank
- ☐ CDFI or Mission Lender
- ☐ Private Credit or Debt Fund
- ☐ Insurance Company General Account

Primary contact for this response

B.2 Offer summary

Indicative financing amount

Indicative term length

Indicative pricing

Indicative fees

Indicative amortization

B.3 Conditions and contingencies

Conditions you expect to be satisfied before close

Mortgage holder consent — your expectations and willingness to assist

Diligence items you will require

B.4 Contractor independence disclosure

Do you have a pre-existing referral or economic relationship with any contractor being considered for this project? If yes, describe.

☐ We confirm that our offer is not conditioned on the property owner's selection of any particular contractor, and we have not entered into any arrangement with a contractor that would compromise the property owner's independent selection on the contractor track.

B.5 Process and timing

Indicative time from selection to executed term sheet

Indicative time from term sheet to close

Internal approvals required

B.6 Why us

Briefly — why is your institution a good fit for this project? (250 words or less)

B.7 Other conflicts and disclosures

Any material conflict of interest with the sponsor, the property, or any party

Any pending regulatory matter

B.8 Non-binding nature

Plain-language note
Unless this response states otherwise in writing and is countersigned by the property owner, the offer in this response is non-binding and is intended only as an indication of interest. A final commitment will require an executed term sheet and customary diligence and approval.

B.9 Signature

Authorized signatory — name and title

Signature

Date

Document NPCA-RFP-001. Referenced in the NPCA Matchmaking Protocol (NPCA-MM-001). RFPs are released simultaneously to all matching Active Registered Capital Providers. NPCA charges no fee to property owners, capital providers, or contractors at any stage of the RFP process.