

Ameren Missouri CommunitySavers® Program

Custom Application

Program Objectives

Owners and managers of qualifying low-income multifamily properties can receive rebates through the CommunitySavers program when they replace aging, inefficient equipment and systems with energy efficient technologies. The program also provides technical assistance.

Eligible Participants

CommunitySavers is open to all owners and operators of subsidized (LIHTC, HUD, USDA and/or Public Housing Authority) multifamily properties consisting of three or more dwelling units with Ameren Missouri electrical service that meet the income and eligibility requirements.

Ameren Missouri business electric customers that meet CommunitySavers participation requirements and are classified under one of the following eligible rates are eligible for custom incentives: Small General Service Rate 2(M), Large General Service Rate 3(M), Small Primary Service Rate 4(M) or Large Primary Service Rate 11(M).

Eligible Equipment

This application form is for custom energy conservation measures not included on the direct install portion of the CommunitySavers program, not related to lighting or required by state, local or federal energy and building codes. Custom incentives are available for projects involving the retrofit of existing equipment, replacement of end-of-life equipment and new construction. All equipment must be new. Used or refurbished equipment is not eligible.

Custom Incentives

Efficient Equipment	Business Custom Incentive	Per kWh Incentive Including 25% Bonus Incentive
Cooling	\$0.150	\$0.188
Building Shell	\$0.080	\$0.100
HVAC (Ventilation)	\$0.080	\$0.100
Cooking	\$0.080	\$0.100
Interior Lighting and 24/7 Exterior Lighting	\$0.075	\$0.094
Water Heating	\$0.075	\$0.094
Air Comp	\$0.070	\$0.088
Motors	\$0.070	\$0.088
Process	\$0.070	\$0.088
Miscellaneous	\$0.060	\$0.075
Refrigeration	\$0.060	\$0.075
Exterior Lighting (Less than 24/7)	\$0.050	\$0.0625

This table is based on filed Business Custom Measures and incentives for multifamily common areas and whole buildings.

Pre-Approval Requirements

- All custom projects require pre-approval from Ameren Missouri prior to the purchase or installation of any equipment.
- After the application has been pre-approved by Ameren Missouri, the applicant will be assigned a project identification number and given any specific instructions applicable to the custom project.
- The applicant may then purchase and install the pre-approved equipment.

Terms and Conditions

Please review the Terms and Conditions on pages 5 and 6 of this application.

Application Instructions

Step 1

- All custom applications require thorough and complete documentation of the proposed costs and projected electric energy usage and savings.
- Before beginning the application process, the customer or the contractor should check with a CommunitySavers program representative to determine the eligibility of the proposed project and to establish requirements for detailed savings projections and cost estimates.
- This information must be submitted for review and evaluation of potential rebates. Contact a CommunitySavers program representative with any questions about eligibility.

Step 2

- Complete the application.
- Verify that all required information and documentation are included for submission to Ameren Missouri. Incomplete applications will not be accepted and will be returned to the applicant for completion.
- Indicate if the rebate payment should be made payable to the customer of record or a third party, such as the installation contractor. All rebate payments require authorization from the customer of record. Submit complete application packages by U.S. mail, fax or email.

U.S. Mail: Ameren Missouri CommunitySavers Program
c/o ICF, 10 South Broadway, Suite 570
St. Louis, MO 63102

Fax: 1.314.584.2187

Email: CommunitySavers@ameren.com

Application Instructions (continued)

Step 3

- Applications will be processed for pre-approval, and Ameren Missouri will notify the applicant when the review is complete and rebate funds have been reserved.
- Ameren Missouri will notify customers if an inspection of the facility is necessary prior to pre-approval. Upon receipt of program pre-approval, participants may purchase and install the energy efficient equipment.
- Any changes in the proposed equipment, quantities or operating conditions must be approved by Ameren Missouri prior to implementation.

Step 4

- Upon project completion, review the pre-approved application and note any changes to the project that occurred during installation.
- Submit the pre-approval letter, with the authorized customer signature, and proof of purchase for rebate payment.

Ameren Missouri will notify applicant if an inspection of the facility is necessary prior to final payment processing.

Customer/Project Information

Application Date:		Expected Completion Date:	
Company Name:		Ameren Missouri Electric Account #:	
Street Address:			
City:	State:	ZIP:	
Mailing Address (if different):			
City:	State:	ZIP:	
Contact Person:			Title:
Phone:	Fax:	Email:	
Property Type: <input type="checkbox"/> New Building <input type="checkbox"/> Equipment Replacement <input type="checkbox"/> Expansion <input type="checkbox"/> Renovation <input type="checkbox"/> Other _____			
Square Footage Covered by the Application:			

Payment Information

Check Payable to: <input type="checkbox"/> Ameren Missouri Customer <input type="checkbox"/> Service Provider	
Customer Name (please print):	
Customer Signature (if payment to service provider):	
Title:	Date:

Service Provider Information

Whom should we contact regarding this application? <input type="checkbox"/> Ameren Missouri Customer <input type="checkbox"/> Service Provider		
Company Name:		
Mailing Address:		
City:	State:	ZIP:
Contact Person:		Title:
Phone:	Fax:	Email:

Custom Specifications

The Custom Application Form must be used for all energy conservation measures that are not covered by the Ameren Missouri CommunitySavers Small Business Direct Install Application Form. The program provides energy efficiency expertise, services and financial incentives to encourage the installation of new, high-efficiency equipment retrofits, processes and/or building system upgrades. A "Custom Incentive" is a direct payment or bill credit to a Participant for Installation of Measures that are part of projects that have been pre-approved by Ameren Missouri.

Eligibility:

Incentives are available for equipment purchased and installed after March 1, 2016, and all completion paperwork (completed applications, invoices, documentation) must be postmarked no later than January 31, 2019. Participation is open to all building owners and operators of subsidized (LIHTC, HUD, USDA and/or Public Housing Authority) multifamily properties consisting of three or more dwelling units with Ameren Missouri electrical service that meet the income and eligibility requirements. Equipment may not be purchased or installed prior to receiving pre-approval from the program. Projects must be completed within 12 months of the incentive offer being signed by the customer in order to be eligible for an incentive.

Process:

1. All Custom projects must be submitted to the CommunitySavers program review.
2. Projects with incentives greater than \$10,000 will require pre-inspection.
3. The Custom Application Form will be reviewed to ensure that the measures satisfy the following program requirements:
 - Calculate energy savings and demand reduction potential
 - Verify project, measure and installation cost estimates
 - Determine the value of the incentive offer
 - Complete a Cost Test to verify the energy efficiency impact of the measure(s)
 - ~~Verify that the simple payback is greater than 18 months~~
4. Incentive Applications for energy efficient measures will only be approved for reliable and cost-effective energy savings potential in the proposed use and site.
5. Once the project is reviewed, Ameren Missouri will send an incentive offer to the customer for review and signature.

- The customer must sign and return the offer to Ameren Missouri within 30 days, and prior to the purchase and installation of the equipment, to signify acceptance of the offer.
- The customer will indicate on the written offer the following:
 - Estimated start date
 - Installation completion date
 - Final completion paperwork submittal date for the project, which shall not exceed 12 months from the date the offer is signed
- A change in scope may result in recalculation or disqualification of the incentive offer.

Incentive Values and Caps:

- Custom Incentives are based on the estimated energy savings after completion and verification of the approved energy efficiency project.
- ~~Implementation of pre-approved measures may be reimbursed up to a maximum of 50% of the total project cost or 100% of incremental cost based upon the chart below.~~

Type of Upgrade	Maximum Incentive per Measure
Early Replacement – Existing equipment has not yet reached the end of its useful life.	50% of total project cost
End of Life Replacement – Existing equipment has reached the end of its useful life or has been deemed obsolete.	100% of incremental project cost

- Customer must install measures achieving a minimum total incentive of \$150 per application, and total incentives across all programs shall be capped at \$3,000,000 per customer per this cycle, defined as March 1, 2016 through February 28, 2019.

Project Summary

Attach project study, including energy savings information and costs for each energy conservation measure, separately. Briefly describe the project below.

Project Overview

[Empty space for Project Overview description]

Existing System or Base Case Description

[Empty space for Existing System or Base Case Description]

Proposed System Description

[Empty space for Proposed System Description]



Cost Estimates

Provide backup documentation for all equipment, materials and labor costs, categorized by energy efficiency measures. Sales tax may not be included. Adjust for salvage/resale value of equipment being replaced. Enter summarized costs in the table below.

Measure	Baseline Costs	Proposed Costs
Estimated Material Cost		
Estimated Equipment Cost		
Estimated Labor Cost		
Estimated Total Cost		

Energy Impacts

Provide estimated annualized energy usage (kWh) and demand (kW) for each category listed below. Attach full documentation supporting energy and demand estimates. When a computer model is used for energy and demand calculations, provide a complete description of input conditions for baseline and efficient states in addition to model outputs for both states.

Estimated Annual Energy Consumption			Estimated Summer Peak Demand			
Baseline (kWh)	Proposed (kWh)	Reduction (kWh)	Time Period	Baseline (kW)	Proposed (kW)	Reduction (kW)

Application Checklist

Please submit the following items:

- Completed application
- Supporting documentation for each energy conservation measure
- Customer's signature in Customer Acknowledgment section below

Please submit completed application via one of the following methods:

Email: CommunitySavers@ameren.com **Fax:** 1.314.584.2187

U.S. Mail: Ameren Missouri CommunitySavers Program
c/o ICF, 10 South Broadway, Suite 570, St. Louis, MO 63102

Applications will be processed in the order in which they are received. Applicants will be notified as to their pre-approval status and/or any pre-inspection requirements. Applicants will be notified if post-installation inspections are required prior to final payment.

Customer Acknowledgment of Terms and Conditions

By signing below, I hereby certify that all statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions on pages 5 and 6.

Customer or Authorized Representative Name (please print)

Customer Signature

Title

Date

Note: For projects requiring pre-approval, Ameren Missouri will email a pre-approval letter to the customer, who must sign and return it, along with invoices for all energy efficiency measures, upon completion of project.

Terms and Conditions

PROGRAM OVERVIEW: The Ameren Missouri CommunitySavers program makes incentive payments available to Ameren Missouri's residential customers for the purchase and installation of qualifying electric energy measures. The incentives are subject to these terms and conditions.

1. ELIGIBILITY: Ameren Missouri Eligible Customers who participate in this program will receive qualified Electrical Efficiency Measures (EEMs) and installation at no cost, subject to these Terms and Conditions:

(a) "Eligible Customers" are building owners or operators of multifamily income-qualified properties consisting of three or more dwelling units and receiving electric service from Ameren Missouri. For the purposes of this program, the term "income qualified" refers to tenant occupants residing in federally subsidized housing units who fall within that federal program's income guidelines; (b) Buildings or properties must be served under the Ameren Missouri Small General Service Rate 2(M), Large General Service Rate 3(M), Small Primary Service Rate 4(M) or Large Primary Service Rate 11(M); (c) By signing this application the Owner commits to perform future electric energy efficiency upgrades in the common areas at the property indicated within; (d) "Qualifying EEMs and NGEMs" are identified in official program materials; (e) Technologies that purport to save energy through reduction of voltage or power conditioning are not qualifying EEMs. EEMs and NGEMs that displace electrical energy use to another fuel (fuel switching) are not eligible; (f) Installed EEMs and NGEMs will be new and covered also by warranties; (g) Ameren Missouri measures are awarded exclusively to Eligible Customers for equipment that is owned by them and installed in the Ameren Missouri service area at the location identified in this Application, and such Customers are ultimately responsible for compliance with these Terms and Conditions; (h) EEMs and NGEMs must be installed after March 1, 2016. Other restrictions may apply. For the purposes of the Ameren Missouri CommunitySavers program, a building's eligibility will be determined by the income qualification of the tenant occupants, who must meet one of the following requirements for eligibility: (1) Reside in federally subsidized housing units and fall within that program's income guidelines. (2) Reside in non-subsidized housing with an income at 200% of poverty level or below. (3) Where a property has a combination of qualifying tenants and non-qualifying tenants, at least 51% of the tenants must be eligible to receive incentives for the entire building to qualify. For low-income multifamily properties with less than 51% qualifying tenants, where the owner/manager verifies installation of comparable qualified energy efficiency measures at their own expense in all non-qualifying units, then the program may upgrade the whole building, common areas and all of the eligible units with qualified energy efficiency measures. (4) Multifamily buildings (defined to be those including three or more units) with electric service under the Ameren Missouri Service Classification of Residential or Non-Residential (excluding lighting classifications) will be eligible to participate in this program.

2. TAX LIABILITY: CommunitySavers incentives may be subject to federal, state and local taxes. Customer is responsible for the declaration and payment of such taxes.

3. OWNERSHIP OF CAPACITY AND/OR ENVIRONMENTAL CREDITS: EEMs installed by this program become the property of the Eligible Customer, subject to any limitations contained within these Terms and Conditions. Notwithstanding the above, Ameren Missouri holds sole rights to any electric system capacity credits and environmental credits that may be

associated with EEMs for which incentives were received, and Ameren Missouri can dispose of these credits in any manner authorized by law or regulation. In no event shall activity associated with any energy or environmental credits noted in this section result in interference with the Customer's sole discretion to operate EEMs as approved in his/her incentive award.

4. PRE-INSTALLATION ANALYSIS, APPROVAL AND SURVEY: Ameren Missouri is not obligated to award any installations unless it approves the Customer's Application and completes a pre-installation audit of the Customer's facilities, unless Ameren Missouri has waived this latter requirement in writing.

5. PRE-INSTALLATION APPROVAL: After an Application is approved, the Customer will receive notification of pre-approved EEMs and NGEMs.

6. POST-INSTALLATION VERIFICATION: Ameren Missouri reserves the right to inspect installations at facilities that were the recipients of EEMs and seek recovery of measures if qualifying EEMs cannot be located or are not installed in a manner consistent with the provisions of these Terms and Conditions.

7. MONITORING AND EVALUATION OF FOLLOW-UP VISITS: Ameren Missouri reserves the right to make follow-up visits to Customer's facility during the 36 months following the actual completion date of the project at a time convenient to the Customer, and with at least one week's advance notice. The purpose of the visit(s) is to review the operation of the EEMs for program evaluation purposes, including monitoring its energy performance. The scope of review is limited to determining whether program conditions have been met. The Customer must allow access to the EEMs and related project documentation.

8. CHANGES IN/CANCELLATION OF THE PROGRAM: Ameren Missouri may change the program requirements or Terms and Conditions at any time without notice, including suspending acceptance of applications or terminating the program. Ameren Missouri is not obligated to approve any submitted application that may result in Ameren Missouri exceeding its program budget. In the event of program change, pre-approved applications will be processed to completion under the Terms and Conditions in effect at the time of the pre-approval by Ameren Missouri. Submission of a completed application does not entitle the Customer to program participation.

9. PUBLICITY OF CUSTOMER PARTICIPATION: Ameren Missouri may wish to publicize information relating to the Customer's participation in the program, including data such as: projected energy savings, the incentive amount, before and after pictures, and other information that does not compromise reasonable Customer expectations of confidentiality of proprietary or competitive information. In such instances, Ameren Missouri will obtain Customer permission to make such information public, which will not be unreasonably withheld.

10. REMOVAL OF EQUIPMENT: The Customer agrees, as a condition of participation in the program, to allow removal and disposal of the equipment being replaced by the EEMs in accordance with all laws, rules and regulations. The Customer agrees not to reinstall any newly installed equipment anywhere in Missouri or transfer it to any other party for installation in Missouri.

Terms and Conditions (continued)

11. INSTALLATION SCHEDULE REQUIREMENTS: If the Customer has not engaged in installation of the approved project and has not applied to Ameren Missouri for a project extension within one year from the date Ameren Missouri pre-approves the project, Ameren Missouri may cancel Customer's Application without liability.

12. ADJUSTMENT OF INCENTIVE AMOUNTS: Ameren Missouri reserves the right to adjust and/or negotiate the incentive amount based on its independent assessment of appropriate savings or cost estimates or if the quantity and/or cost of EEMs actually installed by the Customer differ from that stated in the application.

13. INCENTIVE PAYMENTS: Ameren Missouri anticipates payment of incentives within 45 days following Customer's submission to Ameren Missouri of all documentation required by these Terms and Conditions, including, without limitation, installation and documentation as described. All submitted documentation is subject to Ameren Missouri's review and approval. Ameren Missouri reserves the right to credit incentives against any of Customer's unpaid or overdue Ameren Missouri utility accounts. Customer may elect to: (i) receive incentives either by check or as credit against an Ameren Missouri utility account or (ii) have the incentive check made payable to a third party.

14. INDEPENDENT TESTING: Ameren Missouri reserves the right to deny incentives for any EEM that has not been approved by a recognized, independent authority, such as the Underwriter's Laboratory (UL), Intertek ETL and the American Refrigeration Institute (ARI). Ameren Missouri may, in its discretion, require the Customer to undertake, at its own expense, testing of a proposed EEM that does not carry the Listing Mark by UL, or an equivalent independent testing facility approved in advance by Ameren Missouri.

15. LIMITATION OF LIABILITY AND INDEMNIFICATION: Ameren Missouri's liability to Customer under this program will be limited to payment of incentive amounts as set forth in this document. Neither Ameren Missouri nor any of its affiliates or representatives shall be liable to Customer for any special, indirect, consequential or incidental damages or for any damages in tort (including negligence) caused by any activities associated with this program. By participating in this program, Customer agrees to waive any claims it may have against, and fully releases, Ameren Missouri from all such damages, of any kind or nature. The Customer shall protect, indemnify and hold harmless Ameren Missouri and its affiliates and representatives from and against all liabilities, losses, claims, damages, judgments, penalties, causes of action, costs and expenses (including, without limitation, attorney's fees and expenses) incurred by or assessed against Ameren Missouri or its affiliates or representatives arising out of or relating to Customer's participation.

16. NO WARRANTIES: Neither Ameren Missouri nor its representatives endorses, guarantees or provides any warranty with respect to any EEM, contractor, manufacturer or product, expressed or implied, including any implied warranty of merchantability or implied warranty of fitness for a particular purpose. Ameren Missouri is not liable or responsible for any act or omission of any contractor. Neither Ameren Missouri nor its representatives are responsible for ensuring that the design, engineering or installation for any EEM is proper or complies with any applicable law, code or industry standard. Ameren Missouri does not make any representation of any kind regarding the energy savings or other results achievable by any EEMs or the safety of such measures.

17. RIGHT TO REFUSE: The Ameren Missouri contractor has the right to refuse service or end the delivery when confronted by a customer acting inappropriately or when facing an unsafe situation. "Inappropriate" includes but is not limited to the following: unreasonable demands for service, personally threatening or offensive language, threatening or erratic behavior and personal contact. Authorized Contractor reserves the right to exclude any premises, or vicinity therein, deemed potentially unsafe or harmful.

18. MISCELLANEOUS: The entire agreement between the Customer and Ameren Missouri is composed of an approved, signed application and these Terms and Conditions. Paragraph headings are for the convenience of the parties only and are not to be construed as part of these Terms and Conditions. The Customer acknowledges that the only individuals authorized to bind Ameren Missouri under the Ameren Missouri program are Ameren Missouri staff and authorized agents of Ameren Missouri. If either Ameren Missouri or the Customer desires to modify these Terms and Conditions, the modification must be in writing and signed by an authorized representative of the party against which enforcement of the modification is sought. If any provision of the Terms and Conditions is deemed invalid by any court or administrative body having jurisdiction, such ruling shall not invalidate any other provision, and the remaining Terms and Conditions shall remain in full force and effect in accordance with their terms. If a dispute arises out of or relates to this Application, or the breach thereof, and if the dispute cannot be settled through negotiation, Ameren Missouri and the Customer agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation or some other dispute resolution procedure. If they do not reach such resolution within a period of 10 days, then, upon notice by either party to the other, all disputes, claims, questions or differences shall be finally settled by arbitration administered by the American Arbitration Association in accordance with the provisions of its Commercial Arbitration Rules. Resolution of disputes concerning these Terms and Conditions, or any other requirement of this Application or condition of incentive award, will be governed in all respects by the laws, statutes and regulations of the state of Missouri. Ameren Missouri and the Customer hereby irrevocably and unconditionally waive any right either party may have to a trial by jury or to initiate or become a party to any class action claims in respect to any action, suit or proceeding directly or indirectly arising out of or relating to this application or the transactions contemplated by this application. Customer shall not assign any rights it may have under this Application without the prior written consent of Ameren Missouri. Any assignment in violation hereof shall be deemed null and void.