

**UTILITIES ADDENDUM**  
**Allocated Water, Sewer and Solid Waste (Trash) Utility Service**  
Waterstone Apartments Phase 1 & 2

When utility bills are paid 100 percent by the property owner, tenants have no incentive to conserve. This results in a waste of our state's natural resources and adds to the overhead of the property-and that usually means higher rents. Utility billing saves money for tenants because it encourages them to conserve. We as property owners also have incentive to conserve because we pay a portion of the total utility bill(s) for the entire property.

1. Landlord agrees to use its best efforts to repair any water and sewer leaks inside or outside your dwelling unit no later than 7 days after learning of them. Reporting water and sewer leaks inside the dwelling unit is the responsibility of the Tenant. Water and sewer leaks may impact the monthly water and sewer utility costs and shall be reported to the property immediately.
2. Tenant's monthly rent under the Rental Agreement does not include a charge for the Utilities. Instead for the Utilities, Tenant shall pay that amount stated in a separate bill received by Tenant each month from a billing entity designated by Landlord.

The allocation method that will be used in calculating the Tenant utility bill is noted below:

<u>Number of Occupants</u>	<u>Occupant Factor</u>	<u>Explanation</u>
1	1.0	One occupant's water and sewer usage
2	1.6	Two occupant's use 60% more than one person
3	1.9	Three occupant's use 90% more than one person
4	2.2	Four occupant's use 120% more than one person
5	2.5	Five occupant's use 150% more than one person
6	2.8	Six occupant's use 180% more than one person

The Occupant Factor indicated along with the total utility service provider master metered or unmetered bill(s), is what determines the amount of the bill for Utilities each month. The quantity indicated on the monthly Tenant bill reflects the total number of days the Tenant occupied the dwelling unit during the billing period multiplied by the occupant factor. Before calculating Tenant's allocated share of the master metered or unmetered utility provider bill(s), the billing entity shall deduct any common area or common facility charges such as installed landscape irrigation systems, pools and laundry rooms, if any, and deducting any late charges, interests or other penalties owed by the Landlord and multiplying the net amount using the allocation method as indicated above. In the event the utility provider's rate structure includes a dwelling unit base charge, the billing entity shall bill Tenant the base charge applicable to that dwelling unit. If water and sewer used for the installed landscape irrigation system is metered, and common areas or common facilities such as pools or laundry rooms are not metered, a common deduction, if any and as determined by the Landlord, of the utility providers master metered or unmetered bill(s) shall be deducted in the calculation for allocated utility service. The allocation method adopted by the Landlord to calculate the Tenant Utility bill will be consistent with that used for all dwelling units of the property, and is designed to exclude charges, if any, for common areas or common facilities.

3. Solid waste charges shall be calculated based upon one or more of the following: (check all that apply)

Allocated per occupant

4. There is a monthly service charge of \$3.50, a one-time account activation fee of \$3.50, and other administrative fees as billed by the billing entity, which may be added to the Tenant Utility bill.

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

