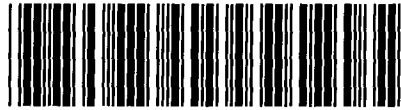Control Number: 45522

Item Number: 1745

Addendum StartPage: 0

Registration of Submetered OR Allocated Utility Service S2290

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: 10/10/2016
By: Peter Lee
Docket No. 45522
(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do **not** enter the name of the owner's contract manager, management company, or billing company.

Name	MANDALAY OWNER TEXAS LLC c/o Rait Residential

Mailing Address:	Attn: Matthew Harker 100 N 18 St Fl. 23	City	Philadelphia	State	PA	Zip	19103
Telephone# (AC)	(512) 821-3900	Fax # (if applicable)					
E-mail	pm.mandalay@raitresidential.com						

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	Mandalay

Mailing Address:	12443 Tech Ridge Blvd.	City	Austin	State	TX	Zip	78753
Telephone# (AC)	(512) 821-3900	Fax # (if applicable)					
E-mail	c/o peterlee@conservice.com						

X	Apartment Complex		Condominium		Manufactured Home Rental Community		Multiple-Use Facility

If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for	X	Water	X	Wastewater		Submetered **OR**	X	Allocated ★★★

Name of utility providing water/wastewater	City of Austin

Date submetered or allocated billing begins (or began) 01/01/2003	Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

	Not applicable, because		Bills are based on the tenant's actual submetered consumption
			There are **neither** common areas **nor** an installed irrigation system

	All common areas and the irrigation system(s) are metered or submetered:

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

	This property has an installed irrigation system that is not separately metered or submetered:

We deduct [   ] percent (**we deduct at least 25 percent**) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

X	**This property has an installed irrigation system(s) that is/are separately metered or submetered:**

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

	This property does not have an installed irrigation system:

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail with a total of (3) copies to:
Filing Clerk, Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

PUBLIC UTILITY COMMISSION FILING CLERK   2016 OCT 19 AM 11: 18   RECEIVED

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

☐ **Occupancy method:** The number of occupants in the tenant's dwelling unit is divided by the total number of cupants in all dwelling units at the beginning of the month for which bills are being rendered.

☐ **Ratio occupancy method:**

	Number of Occupants	Number of Occupants for Billing Purposes
ιe number of occupants in the tenant's dwelling unit	1	1.0
adjusted as shown in the table to the right. This	2	1.6
.justed value is divided by the total of these values	3	2.2
r all dwelling units occupied at the beginning of the	>3	2.2 + 0.4 for each additional occupant

ιe number of occupants in the tenant's dwelling unit adjusted as shown in the table to the right. This .justed value is divided by the total of these values r all dwelling units occupied at the beginning of the tail public utility's billing period.

☐ **Estimated occupancy method:**

	Number of Bedrooms	Number of Occupants for Billing Purposes
he estimated occupancy for each unit is based on the	0 (Efficiency)	1
ιmber of bedrooms as shown in the table to the	1	1.6
ght. The estimated occupancy in the tenant's	2	2.8
welling unit is divided by the total estimated	3	4.0
:cupancy in all dwelling units regardless of the actual	>3	4.0 + 1.2 for each additional bedroom

he estimated occupancy for each unit is based on the ιmber of bedrooms as shown in the table to the ght. The estimated occupancy in the tenant's welling unit is divided by the total estimated :cupancy in all dwelling units regardless of the actual ιmber of occupants or occupied units.

☐ **Occupancy and size of rental unit** [____] percent (**in which no more than 50%**) of the utility bill for ʾater/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated ɔcording to either:
the size of the tenant's dwelling unit divided by the total size of all dwelling units, **OR**
the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

☐ **Submetered hot water:**
ʾhe individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in ll dwelling units.

☐ **Submetered cold water is used to allocate charges for hot water provided through a central system:**
ʾhe individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in ιll dwelling units.

☐ **As outlined in the condominium contract.** Describe:

☐ **Size of manufactured home rental space:**
ʾhe size of the area rented by the tenant divided by the total area of all the size of rental spaces.

☐ **Size of the rented space in a multi-use facility:**
ʾhe square footage of the space rented by the tenant divided by the total square footage of all rental spaces.