




ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	04/05/2018
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	02/19/2018-03/19/2018	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$6.97	
Water Base Fee		\$13.05	
Allocated Sewer Service		\$5.14	
Sewer Base Fee		\$13.05	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
CHCRWA Fee		\$15.36	
Pest Control Fee		\$3.00	
<p>619.00 69.57 450.00 ----- \$1138.57</p>			
DUE DATE: 05/01/2018		NET AMOUNT DUE: \$69.57	


CUSTOMER INFORMATION	
<p>• Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</p> <p>• For billing information, please call toll-free (800) 590-7355.</p> <p>Retail Public Utilities: HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD</p> <p>• Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</p> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p> <p><i>retaliation / pet fee</i> <i>\$450.00</i></p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	05/03/2018
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	03/20/2018-04/21/2018	DAYS BILLED	33
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$6.97	
Water Base Fee		\$14.85	
Allocated Sewer Service		\$4.41	
Sewer Base Fee		\$14.85	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
CHCRWA Fee		\$17.35	
Pest Control Fee		\$3.00	
<p><i>[Handwritten scribble]</i></p>			
DUE DATE: 06/01/2018		NET AMOUNT DUE: \$73.43	


CUSTOMER INFORMATION	
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ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	02/02/2018
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	12/22/2017-01/19/2018	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$7.00	
Water Base Fee		\$13.05	
Allocated Sewer Service		\$5.17	
Sewer Base Fee		\$13.05	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
CHCRWA Fee		\$15.36	
Pest Control Fee		\$3.00	
<p><i>688.63</i></p>			
DUE DATE: 03/01/2018		NET AMOUNT DUE: \$69.63	

CUSTOMER INFORMATION	
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ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	03/02/2018
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	01/20/2018-02/18/2018	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$7.66	
Water Base Fee		\$13.50	
Allocated Sewer Service		\$5.78	
Sewer Base Fee		\$13.50	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
CHCRWA Fee		\$15.88	
Pest Control Fee		\$3.00	
<p><i>619.00 72.30 ----- \$691.30</i></p>			
DUE DATE: 04/01/2018		NET AMOUNT DUE: \$72.30	

CUSTOMER INFORMATION	
<p><i>#465</i></p> <p>• Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</p> <p>• For billing information, please call toll-free (800) 590-7355.</p> <p>Retail Public Utilities: HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD</p> <p>• Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</p>	


ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	01/12/2018
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	11/23/2017-12/21/2017	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$7.00	
Water Base Fee		\$13.05	
Allocated Sewer Service		\$5.16	
Sewer Base Fee		\$13.05	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
CHCRWA Fee		\$15.36	
Pest Control Fee		\$3.00	
DUE DATE		02/01/2018	NET AMOUNT DUE
			\$69.62
CUSTOMER INFORMATION			
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (800) 590-7355.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD, HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>			

ACCOUNT #	770789130-001	BILL DATE	11/16/2017
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	09/24/2017-10/23/2017	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$32.97	
Allocated Sewer Service		\$17.29	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  66.26 \\  \hline  \$685.26  \end{array}  $			
DUE DATE:	12/01/2017	NET AMOUNT DUE:	\$66.26


CUSTOMER INFORMATION
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (800) 590-7355.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>

ACCOUNT #	770789130-001	BILL DATE	12/06/2017
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	10/24/2017-11/22/2017	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$33.05	
Allocated Sewer Service		\$17.33	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  66.26 \\  \hline  \$685.26  \end{array}  $		$  \begin{array}{r}  619.00 \\  66.26 \\  \hline  \$685.26  \end{array}  $	
DUE DATE:	01/01/2018	NET AMOUNT DUE:	\$66.38


CUSTOMER INFORMATION
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (800) 590-7355.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	09/08/2017
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	07/25/2017-08/24/2017	DAYS BILLED	31
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$32.10	
Allocated Sewer Service		\$17.08	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  68.71 \\  \hline  \$687.71  \end{array}  $		$  \begin{array}{r}  619.00 \\  68.71 \\  \hline  \$687.71  \end{array}  $	
DUE DATE:	10/01/2017	NET AMOUNT DUE:	\$65.18

CUSTOMER INFORMATION
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (800) 590-7355.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	10/09/2017
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	08/25/2017-09/23/2017	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$34.58	
Allocated Sewer Service		\$18.13	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  68.71 \\  \hline  \$687.71  \end{array}  $		$  \begin{array}{r}  619.00 \\  68.71 \\  \hline  \$687.71  \end{array}  $	
DUE DATE:	11/01/2017	NET AMOUNT DUE:	\$68.71


CUSTOMER INFORMATION
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (800) 590-7355.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	07/11/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	05/24/2017-06/24/2017	DAYS BILLED	32
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$33.74	
Allocated Sewer Service		\$17.96	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  67.70 \\  \hline  \$686.70  \end{array}  $		<p>paid 8/3/17</p>	
DUE DATE: 08/01/2017		NET AMOUNT DUE: \$67.70	


CUSTOMER INFORMATION	
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<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	08/16/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	06/25/2017-07/24/2017	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$31.02	
Allocated Sewer Service		\$16.51	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  63.53 \\  \hline  \$682.53  \end{array}  $		<p>rent Sept - 2017 Paid</p>	
DUE DATE: 09/01/2017		NET AMOUNT DUE: \$63.53	


CUSTOMER INFORMATION	
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<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwppresident.com/">https://one.nwppresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	05/02/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	03/22/2017-04/21/2017	DAYS BILLED	31
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$33.31	
Allocated Sewer Service		\$17.77	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  67.08 \\  \hline  \$686.08  \end{array}  $		$  \begin{array}{r}  619.00 \\  67.08 \\  \hline  686.08  \end{array}  $	
DUE DATE: 06/01/2017		NET AMOUNT DUE: \$67.08	


CUSTOMER INFORMATION	
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<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	06/06/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	04/22/2017-05/23/2017	DAYS BILLED	32
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$33.39	
Allocated Sewer Service		\$17.77	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  67.16 \\  \hline  686.16  \end{array}  $		$  \begin{array}{r}  619.00 \\  67.16 \\  \hline  686.16  \end{array}  $	
DUE DATE: 07/01/2017		NET AMOUNT DUE: \$67.16	


CUSTOMER INFORMATION	
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<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	02/06/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	12/19/2016-01/19/2017	DAYS BILLED	32
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$30.09	
Allocated Sewer Service		\$17.05	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE: 03/01/2017		NET AMOUNT DUE: \$63.14	


CUSTOMER INFORMATION	
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SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	01/20/2017-02/19/2017	DAYS BILLED	31
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$34.33	
Allocated Sewer Service		\$18.32	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE: 04/01/2017		NET AMOUNT DUE: \$68.65	


CUSTOMER INFORMATION	
<p>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</p> <p>For billing information, please call toll-free (888) 679-6455.</p> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <p>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</p> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	01/05/2017
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	11/20/2016-12/18/2016	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$28.75	
Allocated Sewer Service		\$16.75	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE: 02/01/2017		NET AMOUNT DUE: \$61.50	


CUSTOMER INFORMATION	
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ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	11/07/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	09/21/2016-10/21/2016	DAYS BILLED	31
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service	<p><i>paid</i> 12/8/16 619.00 66.32 <u>685.32</u></p>	\$32.29	
Allocated Sewer Service		\$18.03	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE		12/01/2016	NET AMOUNT DUE: \$66.32


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	12/07/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	10/22/2016-11/19/2016	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service	<p><i>paid</i> 1/3/17 619.00 64.34 <u>683.34</u></p>	\$30.63	
Allocated Sewer Service		\$17.71	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE		01/01/2017	NET AMOUNT DUE: \$64.34


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	09/06/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	07/19/2016-08/19/2016	DAYS BILLED	32
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service	<p><i>paid</i> 10/3/16 619.00 66.99 <u>685.99</u></p>	\$32.78	
Allocated Sewer Service		\$18.21	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE		10/01/2016	NET AMOUNT DUE: \$66.99


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	10/05/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	08/20/2016-09/20/2016	DAYS BILLED	32
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service	<p><i>paid</i> 11/01/2016 619.00 67.10 <u>686.10</u></p>	\$32.77	
Allocated Sewer Service		\$18.33	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE		11/01/2016	NET AMOUNT DUE: \$67.10


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
<p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a>.</p>	

<b>ACCOUNT #</b> 770789130-001		<b>BILL DATE</b> 07/07/2016	
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
<b>SERVICE ADDRESS</b> 200 DOMINION PARK DR APT 1234			
<b>BILLING PERIOD</b> 05/21/2016-06/20/2016	<b>DAYS BILLED</b> 31		
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$29.93	
Allocated Sewer Service		\$17.18	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
619.00 63.11 <hr/> 682.11		Paid 8/3/16	
<b>DUE DATE</b> 08/01/2016		<b>NET AMOUNT DUE</b> \$63.11	


<b>CUSTOMER INFORMATION</b>	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a> .	

<b>ACCOUNT #</b> 770789130-001		<b>BILL DATE</b> 08/08/2016	
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
<b>SERVICE ADDRESS</b> 200 DOMINION PARK DR APT 1234			
<b>BILLING PERIOD</b> 06/21/2016-07/18/2016	<b>DAYS BILLED</b> 28		
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$28.46	
Allocated Sewer Service		\$16.88	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
619.00 61.34 <hr/> 680.34		Paid 9/3/16	
<b>DUE DATE</b> 09/01/2016		<b>NET AMOUNT DUE</b> \$61.34	


<b>CUSTOMER INFORMATION</b>	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a> .	

<b>ACCOUNT INFORMATION</b>			
<b>ACCOUNT #</b> 770789130-001		<b>BILL DATE</b> 05/06/2016	
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
<b>SERVICE ADDRESS</b> 200 DOMINION PARK DR APT 1234			
<b>BILLING PERIOD</b> 03/19/2016-04/17/2016	<b>DAYS BILLED</b> 30		
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$28.77	
Allocated Sewer Service		\$16.82	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
619.00 61.59 <hr/> 680.59		Paid 6/3/16	
<b>DUE DATE</b> 06/01/2016		<b>NET AMOUNT DUE</b> \$61.59	


<b>CUSTOMER INFORMATION</b>	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
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<b>ACCOUNT INFORMATION</b>			
<b>ACCOUNT #</b> 770789130-001		<b>BILL DATE</b> 06/02/2016	
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
<b>SERVICE ADDRESS</b> 200 DOMINION PARK DR APT 1234			
<b>BILLING PERIOD</b> 04/18/2016-05/20/2016	<b>DAYS BILLED</b> 33		
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$32.79	
Allocated Sewer Service		\$18.40	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
619.00 67.19 <hr/> 686.19		Paid 7/3/16	
<b>DUE DATE</b> 07/01/2016		<b>NET AMOUNT DUE</b> \$67.19	


<b>CUSTOMER INFORMATION</b>	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	03/04/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	01/22/2016-02/18/2016	DAYS BILLED	28
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.58	
Allocated Sewer Service		\$14.82	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>Handwritten:</i> Paid 619.00 54.40 673.40		<i>Handwritten:</i> 4/3/16 rent + utilities	
DUE DATE		04/01/2016	NET AMOUNT DUE
			\$54.40


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green. Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	04/06/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	02/19/2016-03/18/2016	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$30.27	
Allocated Sewer Service		\$17.47	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>Handwritten:</i> Paid 682.24		<i>Handwritten:</i> rent + utilities 5/3/16	
DUE DATE		05/01/2016	NET AMOUNT DUE
			\$63.74

CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green. Go Paperless! Visit us online at <a href="https://one.nwpresident.com/">https://one.nwpresident.com/</a> .	


ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	01/08/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	11/27/2015-12/24/2015	DAYS BILLED	28
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.32	
Allocated Sewer Service		\$14.53	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>Handwritten:</i> Paid 2/3/16 619.00 + utilities 672.85		<i>Handwritten:</i> rent + utilities	
DUE DATE		02/01/2016	NET AMOUNT DUE
			\$53.85

CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
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ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	02/05/2016
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	12/25/2015-01/21/2016	DAYS BILLED	28
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.34	
Allocated Sewer Service		\$14.54	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>Handwritten:</i> Paid 3/3/16 672.88		<i>Handwritten:</i> utilities + rent	
DUE DATE		03/01/2016	NET AMOUNT DUE
			\$53.88

CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green. Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	




ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	11/10/2015
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	09/23/2015-10/22/2015	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.64	
Allocated Sewer Service		\$14.42	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  54.06 \\  \hline  673.06  \end{array}  $		<i>rent &amp; utilities 11/1/15</i>	
DUE DATE	12/01/2015	NET AMOUNT DUE	\$54.06


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green, Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	12/08/2015
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	10/23/2015-11/26/2015	DAYS BILLED	35
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$28.58	
Allocated Sewer Service		\$15.89	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  60.47 \\  \hline  \$679.47  \end{array}  $		<i>rent &amp; utilities 11/1/16</i>	
DUE DATE	01/01/2016	NET AMOUNT DUE	\$60.47


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green, Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	09/04/2015
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	07/27/2015-08/24/2015	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.15	
Allocated Sewer Service		\$14.27	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  53.42 \\  \hline  672.42  \end{array}  $		<i>paid 10/2/15</i>	
DUE DATE	10/01/2015	NET AMOUNT DUE	\$53.42


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green, Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	10/02/2015
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility. 23522			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	08/25/2015-09/22/2015	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$23.39	
Allocated Sewer Service		\$14.41	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
$  \begin{array}{r}  619.00 \\  53.80 \\  \hline  672.80  \end{array}  $		<i>rent 11/1/15 &amp; utilities</i>	
DUE DATE	11/01/2015	NET AMOUNT DUE	\$53.80


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease. Enroll in our eBill service TODAY. Go Green, Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	07/07/2015
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	05/30/2015-06/27/2015	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$22.79	
Allocated Sewer Service		\$13.98	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<p><i>paid 8/3/15</i></p> <p><i>619.00</i> <i>52.77</i> <hr/><i>\$671.77</i></p>			
DUE DATE	08/01/2015	NET AMOUNT DUE	\$52.77


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD	
<ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	
Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	08/05/2015
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	06/28/2015-07/26/2015	DAYS BILLED	29
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$22.75	
Allocated Sewer Service		\$13.96	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<p><i>9/3/15</i></p> <p><i>619.00</i> <i>52.71</i> <hr/><i>\$671.71</i> <i>80.00</i> <hr/><i>\$751.71</i></p> <p><i>bal</i></p>			
DUE DATE	09/01/2015	NET AMOUNT DUE	\$52.71


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD	
<ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	
Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	05/05/2015
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	03/31/2015-04/29/2015	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$16.17	
Allocated Sewer Service		\$11.59	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<p><i>\$562.76</i> rent <i>\$522.76</i> utilities <i>\$662.76</i> due <i>paid 6/3/15</i></p>			
DUE DATE	06/01/2015	NET AMOUNT DUE	\$43.76


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD	
<ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	
Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	

ACCOUNT INFORMATION			
ACCOUNT #	770789130-001	BILL DATE	06/03/2015
 <p>The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.</p>			
SERVICE ADDRESS	200 DOMINION PARK DR APT 1234		
BILLING PERIOD	04/30/2015-05/29/2015	DAYS BILLED	30
SERVICE TYPE	DESCRIPTION	AMOUNT	
Allocated Water Service		\$16.69	
Allocated Sewer Service		\$11.64	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
DUE DATE	07/01/2015	NET AMOUNT DUE	\$44.33


CUSTOMER INFORMATION	
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul>	
Retail Public Utilities: HARRIS COUNTY MUDD	
<ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul>	
Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwpresident.com">www.nwpresident.com</a> .	

<b>ACCOUNT #</b>	<b>770789130-001</b>	<b>BILL DATE</b>	<b>03/11/2015</b>
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.			
<b>SERVICE ADDRESS</b>	<b>200 DOMINION PARK DR APT 1234</b>		
<b>BILLING PERIOD</b>	<b>02/01/2015-02/28/2015</b>	<b>DAYS BILLED</b>	<b>28</b>
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$11.10	
Allocated Sewer Service		\$7.95	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>rent April 7/2015</i>		<i>619.00</i> <i>35.05</i> <i>\$654.05 paid</i>	
<b>DUE DATE</b>	<b>04/01/2015</b>	<b>NET AMOUNT DUE</b>	<b>\$35.05</b>

<b>CUSTOMER INFORMATION</b>
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a>.</p>

<b>ACCOUNT #</b>	<b>770789130-001</b>	<b>BILL DATE</b>	<b>04/03/2015</b>
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.			
<b>SERVICE ADDRESS</b>	<b>200 DOMINION PARK DR APT 1234</b>		
<b>BILLING PERIOD</b>	<b>03/01/2015-03/30/2015</b>	<b>DAYS BILLED</b>	<b>30</b>
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$16.05	
Allocated Sewer Service		\$11.51	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>rent May 5/2015</i>		<i>619.00</i> <i>43.56</i> <i>\$662.56 paid</i>	
<b>DUE DATE</b>	<b>05/01/2015</b>	<b>NET AMOUNT DUE</b>	<b>\$43.56</b>

<b>CUSTOMER INFORMATION</b>
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul> <p>Retail Public Utilities: HARRIS COUNTY MUDD</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a>.</p>

<b>ACCOUNT INFORMATION</b>			
<b>ACCOUNT #</b>	<b>770789130-001</b>	<b>BILL DATE</b>	<b>02/11/2015</b>
 The bill you have received is from NWP Services Corporation, PO Box 19661, Irvine, CA 92623-9661, a provider of billing services, and is not from the retail public utility.			
<b>SERVICE ADDRESS</b>	<b>200 DOMINION PARK DR APT 1234</b>		
<b>BILLING PERIOD</b>	<b>12/31/2014-01/31/2015</b>	<b>DAYS BILLED</b>	<b>32</b>
<b>SERVICE TYPE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
Allocated Water Service		\$17.11	
Allocated Sewer Service		\$15.00	
Trash Base Fee		\$10.00	
Trash Administrative Fee		\$3.00	
Pest Control Fee		\$3.00	
<i>rent March 3/2015</i>		<i>619.00</i> <i>48.11</i> <i>\$667.11 paid</i>	
<b>DUE DATE</b>	<b>03/01/2015</b>	<b>NET AMOUNT DUE</b>	<b>\$48.11</b>

<b>CUSTOMER INFORMATION</b>
<ul style="list-style-type: none"> <li>Please make checks payable to the property and send payments, billing disputes and written inquiries to: Trails at Dominion Park, Attn: Property Manager, 200 DOMINION PARK DR, HOUSTON, TX 77090.</li> <li>For billing information, please call toll-free (888) 679-6455.</li> </ul> <p>Retail Public Utilities: NWP INTERNAL SUBSTITUTION ACCOUNT</p> <ul style="list-style-type: none"> <li>Your payment is due on the 1st of the month. A late fee will be assessed in accordance with your lease.</li> <li>NWP is pleased to provide billing services to you on behalf of your community.</li> </ul> <p>Enroll in our eBill service TODAY. Go Green; Go Paperless! Visit us online at <a href="http://www.nwppresident.com">www.nwppresident.com</a>.</p>



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090  
CENTAURUS TRAILS AT DOMINION LLC

Billing Date: 12/15/2014

ACCT#	Bill Date	Amount Due
10063629	01/01/2015	44.49

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 1/2015	3.00
Pest fee 1/2015	3.00
Trash fee 1/2015	10.00
Water Billing 11/14/14-12/13/14	15.50
Sewer Billing 11/14/14-12/13/14	12.99
<b>TOTAL NEW CHARGES:</b>	<b>44.49</b>

619.00 Paid  
44.49 1/31/15  
1/15/15

663.49 Paid  
-380.00 1/31/15

Nzinga Hughes \$283.49  
200 Dominion Park Dr. #1234  
Houston, TX 77090  
due 1/15/15

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090  
CENTAURUS TRAILS AT DOMINION LLC

Billing Date: 01/21/2015

ACCT#	Bill Date	Amount Due
10063629	02/01/2015	42.45

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 2/2015	3.00
Pest fee 2/2015	3.00
Trash fee 2/2015	10.00
Water Billing 12/14/14-1/13/15	14.10
Sewer Billing 12/14/14-1/13/15	12.35
<b>TOTAL NEW CHARGES:</b>	<b>42.45</b>

619.00 2/31/15  
42.25 2/15/15  
661.25  
-380.00 - Paid 2/31/15  
281.25 due 2/15/15  
Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

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Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090  
CENTAURUS TRAILS AT DOMINION LLC

Billing Date: 10/16/2014

ACCT#	Due Date	Amount Due
10063629	11/01/2014	46.51

Detail of Current Utility Charges for: Nzinga Hughes

Billing fee 11/2014	3.95
Pest fee 11/2014	3.00
Trash fee 11/2014	10.00
Sewer Billing 09/14/14-10/13/14	13.60
Water Billing 09/14/14-10/13/14	15.96

TOTAL NEW CHARGES:

46.51

*paid*  
11/3/14  
579.00  
46.51  
\$57  
625.51  
*pay to day*  
380.00  
11/3/14  
Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090  
bal  
11/15/14  
*paid*

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 09/16/2014

ACCT#	Due Date	Amount Due
10063629	10/01/2014	45.07

Detail of Current Utility Charges for: Nzinga Hughes

Billing fee 10/2014	3.95
Pest fee 10/2014	3.00
Trash fee 10/2014	10.00
Sewer Billing 08/14/14-09/13/14	13.06
Water Billing 08/14/14-09/13/14	15.06

TOTAL NEW CHARGES:

45.07

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 08/15/2014

ACCT#	Due Date	Amount Due
10063629	09/01/2014	45.22

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 09/2014	3.95
Pest fee 09/2014	3.00
Trash fee 09/2014	10.00
Sewer Billing 07/14/14-08/13/14	13.29
Water Billing 07/14/14-08/13/14	14.98
<b>TOTAL NEW CHARGES:</b>	<b>45.22</b>

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 07/15/2014

ACCT#	Due Date	Amount Due
10063629	08/01/2014	45.17

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 08/2014	3.95
Pest fee 08/2014	3.00
Trash fee 08/2014	10.00
Sewer Billing 06/14/14-07/13/14	13.33
Water Billing 06/14/14-07/13/14	14.89
<b>TOTAL NEW CHARGES:</b>	<b>45.17</b>

*Paid*  
*8/1/14*  
*8/15/14*

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

ACCT#	Due Date	Amount Due
10063629	07/01/2014	43.17

Billing Date:06/13/2014

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 07/2014	3.95
Pest fee 07/2014	3.00
Trash fee 07/2014	7.00
Water Billing 05/14/14-06/13/14	15.70
Sewer Billing 05/14/14-06/13/14	13.52
<b>TOTAL NEW CHARGES:</b>	<b>43.17</b>

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

ACCT#	Due Date	Amount Due
10063629	06/1/2014	40.67

Billing Date:05/16/2014

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 06/2014	3.95
Pest fee 06/2014	3.00
Trash fee 06/2014	7.00
Sewer Billing 04/14/14-05/13/14	12.42
Water Billing 04/14/14-05/13/14	14.30
<b>TOTAL NEW CHARGES:</b>	<b>40.67</b>

*paid*

*\$419.67*

*6/3/14.*

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

ACCT#	Due Date	Amount Due
10063629	03/01/2014	40.76

Billing Date: 02/20/2014

*Paid 3/13/14*

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 03/2014	3.95
Pest fee 03/2014	3.00
Trash fee 03/2014	7.00
Sewer Billing 01/14/14-02/13/14	12.99
Water Billing 01/14/14-02/13/14	13.82
<b>TOTAL NEW CHARGES:</b>	<b>40.76</b>

*579.00*  
*40.76*  
*\$619.76*

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

*Cocca Island*  
*\*Cocca Rica*  
*9/14/14*

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.





Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 06/21/2013

ACCT#	Due Date	Amount Due
10063629	07/01/2013	33.63

Detail of Current Utility Charges for: Nzinga Hughes	
Billing fee 6/2013	3.95
Pest Control 07/2013	3.00
Trash Fee 07/2013	7.00
Gas Billing 5/14-6/13/13	0.07
Sewer Billing 5/14-6/13/13	10.75
Water Billing 5/14-6/13/13	8.86
<b>TOTAL NEW CHARGES:</b>	<b>33.63</b>

*paid  
7/3/13*

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

*-15.00  
credit  
security*

The above charges are due on the 1st of the month along with your rent. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 05/21/2013

ACCT#	Due Date	Amount Due
10063629	06/01/2013	33.57

Detail of Current Utility Charges for: Nzinga Hughes	
Alarm Fee 05/01-05/31/2013	0.01
Billing fee 6/2013	3.95
Pest Control 06/2013	3.00
Trash Fee 06/2013	7.00
Gas Billing 4/14-5/13/13	0.07
Water Billing 4/14-5/13/13	8.83
Sewer Billing 4/14-5/13/13	10.71
<b>TOTAL NEW CHARGES:</b>	<b>33.57</b>

Nzinga Hughes  
200 Dominion Park Dr. #1234  
Houston, TX 77090

The above charges are due on the 1st of the month along with your rent. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 04/19/2013

ACCT#	Due Date	Amount Due
10063629	05/01/2013	64.05

Detail of Current Utility Charges for: Nzinga Hughes	
Alarm Fee 04/01-04/31/2013	29.99
Billing fee 5/2013	3.95
Pest Control 05/2013	3.00
Trash Fee 05/2013	7.00
Gas Billing 3/14-4/13/13	0.10
Sewer Billing 3/14-4/13/13	10.93
Water Billing 3/14-4/13/13	9.06
<b>TOTAL NEW CHARGES:</b>	<b>64.05</b>

5/3/13

559.00

64.05

\$ 623.05

rent +

Nzinga Hughes

200 Dominion Park Dr. #1234

Houston, TX 77090

utilities

+ security

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above. Your water/sewer payment is due no later than 16 days after the billing date.



Trails at Dominion  
200 Dominion Park Dr.  
Houston, TX 77090

Billing Date: 12/19/2012

ACCT#	Due Date	Amount Due
10063629	01/01/2013	33.85

Detail of Current Utility Charges for: Nzinga Hughes	
Billing Fee 1/2013	3.95
Pest Control 1/2013	3.00
Trash Fee 1/2013	7.00
Gas Billing 11/14-12/13/12	0.06
Water Billing 11/14-12/13/12	8.97
Sewer Billing 11/14-12/13/12	10.87
<b>TOTAL NEW CHARGES:</b>	<b>33.85</b>

Nzinga Hughes

200 Dominion Park Dr. #1234

Houston, TX 77090

The above charges are due on the 1st of the month. Outstanding balances will be charged a late fee according to your lease agreement. Any error or omission on this bill does not absolve resident of the obligation to pay the correct rent amount and other charges in a timely manner. The purpose of this communication is to collect a debt.

The City of Houston is the Public Utility. The water/sewer charge on this bill is determined on an allocated basis and is not from the City of Houston. This bill is rendered by Silveria, LLC. To dispute this bill, please contact your Community Manager at the address listed above. Your water/sewer payment is due no later than 16 days after the billing date.

# PEST CONTROL

Will be performed on 5/23/2018

MON TUE WED THU FRI  
☐ ☐ ☒ ☐ ☐

Please follow these instructions below:

## **ANTS (Hormigas)**

**CABINETS - DO NOT EMPTY!**

(No vacíe sus gabinetes)

**PROVIDE A SAMPLE**

(Colecte una muestra de la hormiga)

**DESCRIBE LOCATION** Indique el lugar donde encontró hormigas escribir en inglés

## **ROACHES (Cucarachas)**

**CABINETS - DO NOT EMPTY!**

(No vacíe sus gabinetes)

☐ Unless there is problem

(A menos el problema sea dentro de los gabinetes)

☐ Unless required by apartment management

(A menos que la oficina lo requiera)

## **DO'S & DON'TS**

(Lo que puede hacer y lo que no puede hacer)

**MEDICAL EXCLUSIONS:** Give your apartment manager written notice prior to treatment for any medical reason why pest abatement should not be serviced. Put a notice on your front door stating "DO NOT SERVICE"

**EXCEPCION MEDICA:** De avisar a la oficina antes del tratamiento de fumigación explicando la razón medica y poner una notita en la puerta que dice "DO NOT SERVICE"

## **PETS - REMOVE ALL PETS**

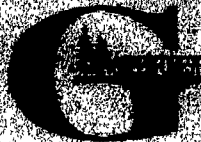
We cannot be responsible for the well-being of your pets. If you cannot remove pets, please remove to a bedroom and put a note on the door. (Please cover and unplug fish tank(s).)

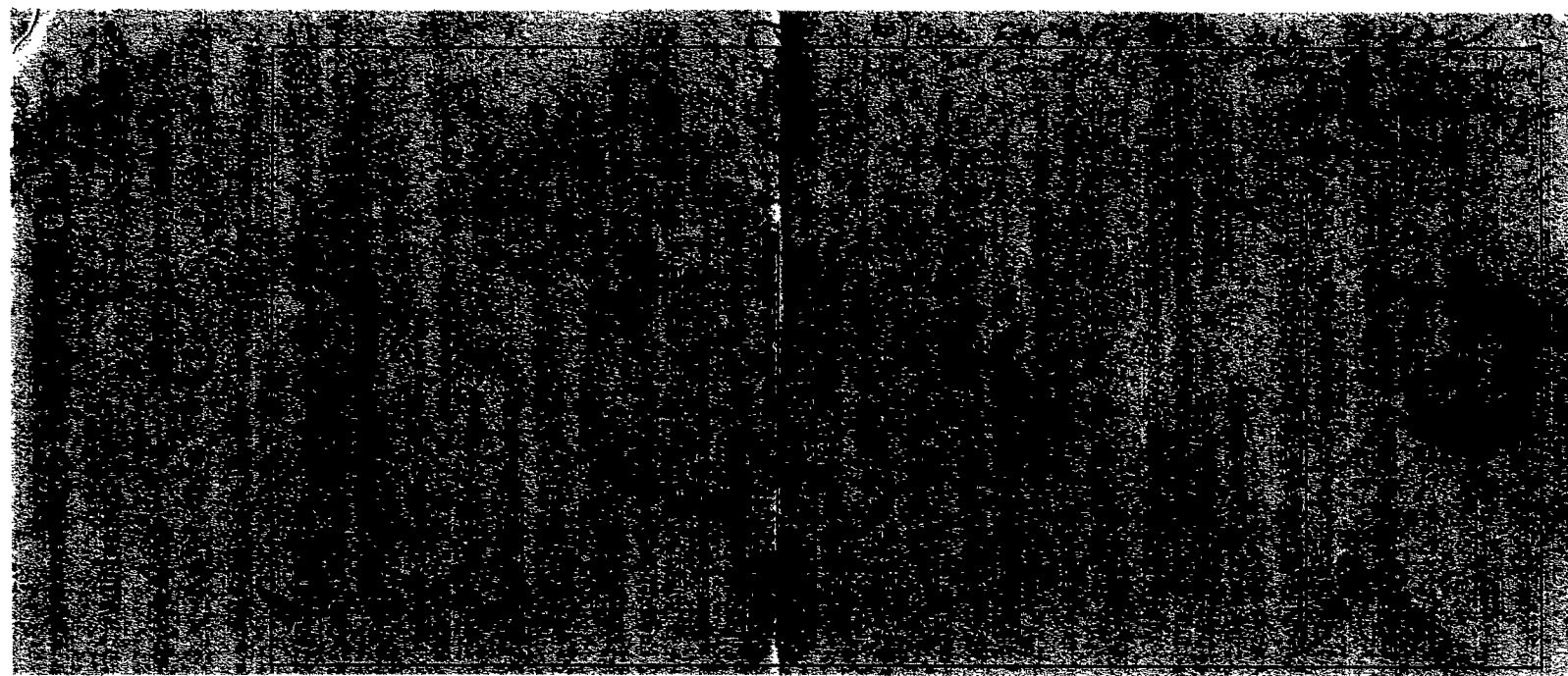
**MASCOTAS:** No nos hacemos responsables de la salud de su mascota. Si no puede mantener a su mascota fuera del departamento, espere en el dormitorio o baño. Desenchufe y cubra acuarios.

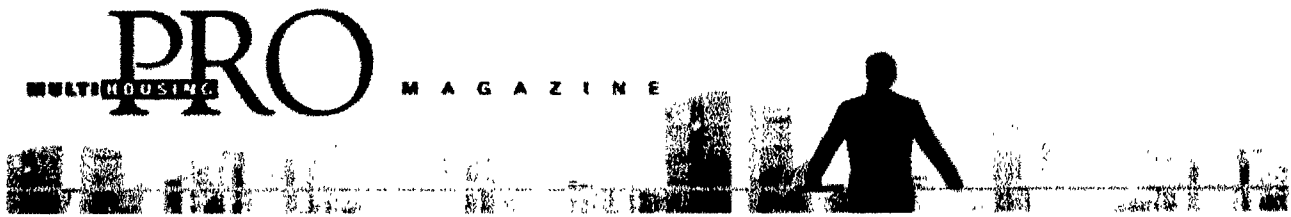
## **ALLOW TWO WEEKS FOR BEST RESULTS**

Esperar 2 semanas para mejores resultados.

Thank you for your cooperation. (gracias)







## **HAYSTACK OR A NEEDLE?**

**Author:**

**Published:** March 2016

Very few events have such far reaching impact as the annual Energy Summit. A wide selection of multifamily's literal power brokers assemble in Washington, D.C. to analyze and discuss the future of utility management and all it encompasses inside the business of apartments. One discussion led by NWP Services Corporation CEO Ron Reed asked owners and operators which they prefer when dealing with the utility data on their properties: a haystack (big data) or a needle (the answers they need to solve issues that arise). Reed's business model for data delivery, especially in today's fluid environment, is delivering the needle, for quick-turn decisions.

The event was opened by Reed, who also announced that his company and host of the event, NWP, had been acquired by Dallas, Texas-based, RealPage just days before. He described the transaction as the "fastest deal ever made" because of the synergies, and that the two companies were so compatible. "I am excited to lead such a talented team, while integrating the best of each platform," said Reed. "We will focus on accelerating our shared vision of creating the industry's leading resident billing, energy management and back-office services platform."

Steve Winn, CEO of RealPage, also present at the summit concurred, adding that the customer-centric culture of the two companies was extremely compatible.

Keynote speaker, Lily Donge of the Rocky Mountain Institute, discussed the energy transformation occurring across our country, and what it means for energy and utilities into the near and distant future. Donge's presentation was interactive allowing attendees to weigh in on topics throughout her presentation providing a fascinating, real-time perspective of the owners and operators in the room. A few of their responses:

### **Can we decouple growth and energy in the United States in the next 5 years?**

- Yes: 71%
- No: 29%

### **Can we decouple growth and energy in developing countries in the next 5 years?**

- Yes: 56%
- No: 44%

### **Where are we going to see the most advancement in mobility in the next 5 years?**

- IT of everything: 24%
- Cities will dominate: 44%
- Change my car: 44%
- Drive my car for me: 22%

### **The attendees weigh in**

With its full line up of speakers, the Energy Summit featured presentations from nearly every national regulatory agency connected to utilities including the Environmental Protection Agency (EPA), Fannie Mae's Multifamily Green Initiative, and the Department of Energy (DOE).

So what was the take away from those owners and operators at the Summit? MHP asked what changes or threats with regard to utility management and billing they see in the days ahead, and what action they think necessary to mitigate risk. Here's what our thought leaders had to say:

**Mark Copeland, Asset Manager, MWC Consulting**

The biggest change I see coming to multifamily utility billing is more regulation around RUBS (Ratio Utility Billing Systems) billing. Also, while not so much in Texas, there is a move in most states to install meters to benchmark, and eventually garner conservation in resident consumption. With RUBS billing, there is harder baseline to show reduction of water usage to our residents.

Going forward, the biggest concern we face as owners and operators is the volatility of the energy markets with the price of water as the number one threat. While prices are low now, and look to stay low in the coming year, this will be harder to predict and budget in the future. Water will continue to lead to increases across all utilities, with no end in sight to the regulation and rise in storm water fees.

I'm also keeping an eye on today's hyper multifamily market. The ever increasing rents will add pressure to an already-lacking inventory of affordable housing. HUD and local governments will continue to push regulation to the private sector for solutions, and if they don't get it voluntarily, they will certainly force affordable housing quotas on new development.

**Elaine Doughty, Utilities Manager, Morgan Properties**

I don't see a large change ahead from an owner perspective. Owners are going to continue to pass along cost to the end user in an effort to bring focus on usage, with the intended result of conservation. Any significant shifts in this would come from legislation changes within municipalities.

The largest concern that I currently have is for the utility companies to keep up with the maintenance of the equipment capturing our usage. Our portfolio is older construction in long-developed regions. We work very hard to maintain balanced billing to our communities. We carefully monitor our usage per asset and have to work very closely with utility companies and their budgets to be sure that the equipment is maintained.

From the utilities perspective, we would want to be sure that our residents have a very clear understanding of what they are paying for. In order to make this a reality, we need to have a very clear utility addendum and be sure that our site staff is well-versed in their building systems, bill-back programs and resident conservation efforts.

**Gabrielle Gonzalez, Vice President, Property & Asset Management, J.C. Hart Company, Inc.**

There's ever increasing emphasis from federal and state governing bodies on the preservation of natural resources. As such it will be critical that apartment developers and managers employ adequate forethought in order to remain poised to tackle future energy related regulatory requirements.

While net zero building design is becoming standard in some coastal markets, most Midwestern markets have not yet legislated this conservation design. The progressive multifamily developer will take the lead from these energy conscious markets and consider an adaptive design for their buildings. Doing so will enable owners and managers to employ alternative energy sources down the road without cost prohibitive constraints.

**Lori Hanson, CAPS, CAM, Manager, Operations, Greystar Advantage Solutions**

I see opportunities for us to be more efficient as an industry. New technologies and reporting features are making it easier to monitor our utility management programs more closely and get more accurate data. This will allow for more efficient and streamlined operations. I also anticipate more levels of leadership within the organization involved in utility management and sustainability efforts. I believe these areas will become a focus for everyone in the organization, and no longer be left to be managed exclusively by a designated "utility" person within the organization.

Some of the new technologies that exist may be seen as too expensive to implement by some multifamily operators and owners, which I see as the biggest threat.

The one thing multifamily owners and operators must do in the year ahead to mitigate risk is educate employees at all levels of the organization.

**David Jaffee, Senior Manager, Operations, Pangea Properties**

The biggest changes I see coming to multifamily utilities and billing are smarter communication devices (smart meters, nests, alert systems, etc.) to notify landlords of issues before they receive a bill.

Regulatory changes, specifically those outlawing RUBS, are the biggest threat we face. And while mitigating risk definitely depends on the type of property and construction stage, proper winterization is the biggest risk we've faced.

**Mary Nitschke, Director of Ancillary Services, Prometheus Real Estate Group**

I see an increase in striving for efficiency. The outdated method of utilities seemed to be "just pass it on the resident." Now, we are shifting toward really managing our spend, reducing our costs and taking that gain on our rents. In the next 5 years, I see serious discussion on Net Zero MUDs (Municipal Utility District) and how we are going to retrofit to Net Zero on existing

construction.

The biggest threat is that the costs of utilities will hit a point where we will not be able to achieve the rents we need to achieve because cost of living. Utility costs, specifically, will drive our customers out of our communities. When utilities get so high that our leasing is impacted, that will be the true nightmare.

The one thing I think multifamily owners and operators must do in the year ahead with regard to mitigating risk on their properties is not assume that maintenance means efficiency. I believe all our buildings run the same risk of leaks.

How often are systems being inspected? If a resident complains about something like "my water isn't hot enough," are we just turning up the thermostat on the boiler, or looking for a "why" is the resident's water not hot? When plugging in our golf carts, are we considering TOU (time of use) rates? If we need an extra trash pickup, is it because we have lots of trash, or do we need more recycling or, perhaps, composting? Don't assume the path of least resistance is the correct solution. Dig deeper until you are sure that the solution to the complaint is the solution to the problem.

**Vicki Parrish, Director, Advantage Solutions - Energy, Greystar Advantage Solutions**

Over the next year, we will see continued expansion of utility billing for multifamily communities. New and more extensive fees will become the responsibility of the residents as ownerships have no choice but to shift some of the burden for these expenses to residents in order to promote conservation and expense management. Within five years, utility billing companies will need to be the primary conduit for energy benchmarking programs and expense management reporting for ownerships and government agencies as costs escalate and conservation programs become more necessary.

One of largest threats to owners and operators is unfounded accusations of fraudulent or illegal billing practices for communities which can lead to very costly litigation. As the industry is becoming more and more regulated, owners must use and depend on reputable firms with solid practices to avoid such pitfalls.

Owners and operators need to implement well thought out plans to manage all aspects of lease documentation, site staff education, and coordination with their utility billing providers so that all aspects of the resident billing are legal, well documented and explained correctly to residents and potential residents.

**Todd Richman, Senior VP. Financial Planning & Business Development, Morgan Properties**

I think we will continue to see greater analytics allowing utility managers to make better decisions in the years ahead.

The biggest threat facing owners and operator are the new laws preventing or changing how multifamily owners and operators bill utilities back to residents.

Mitigating risk will involve reviewing consumption data to determine where there are cost saving opportunities especially with rising prices for water and sewer.

**Tom Spangler, President & Owner, TomCin Ventures, LLC**

Companies will need to establish meaningful sustainability programs. Foreign investors are insisting on these, as they are common outside the United States. Also, since buildings account for almost 40 percent of total U.S. energy use, most cities in the U.S. will in the years ahead require public reporting of utility costs for commercial buildings with multifamily soon after.

Utility costs are the third largest operating cost behind payroll and taxes/insurance, and they may move into second place soon in some locations. Water and sewer costs have increased over 6 percent annually the last five years nationwide, and even more in coastal areas, cities, and areas experiencing drought. This trend will continue without regard to the direction of rents.

Owners and operators must develop expertise in driving down utility costs. It must become an integral part of property management for every professional real estate company.

**Wes Winterstein, Vice President, Utilities Management, Bell Partners**

At this point in time, it seems that the adoption of remote monitoring/control of individual apartment unit utility consumption has the potential to make progress in the coming year that would then set the stage, if the technology works as advertised, for significant expansion of remote utility monitoring and even remote payments in the next five years.

Currently it appears to me as though significant artificial increases in utility expenses threaten the multifamily industry along with potential legislation requiring owners/operators to invest in conservation measures that ultimately inure to the benefit of the residents while not adding quantifiable value to the assets. There is also the threat that owner/operators will be limited from passing resident (consumer) expenses along to them, which again will inure to the benefit of the residents, while devaluing the asset. Both of these threats would most likely be the result of uninformed policy makers aiming to make good decisions.

In an effort to mitigate risk on the utilities front, I would recommend that multifamily owners/operators engage resident utility billing and invoice processing companies with a robust legal team in order to remain apprised of the utility related regulations and legislative issues unique to our industry.



# NWP Services Corporation - I CAN PROVE NWP RIP PEOPLE OFF!

📍 535 Anton Blvd #1100, Costa Mesa, CA 92626, USA Dec 03, 2016

NOT RESOLVED

★☆☆☆☆ 1.7 Details

2 comments

I am a property manager and work for a management company who implimented the residents start paying water sewer and garbage a couple years ago. I will go as far as saying this.....

Related: NWP Services Corporation - NWP Harbor place maryland

I believe the Management Companies and owners who hire NWP are just as crooked as NWP themselves.! I can prove this company rips people off and charges illegal charges and NWP knows it is illegal and still charge it because the owner tells them to! Example: when we have old appliances or any debris hauled away by a vendor that bill is sent to NWP by the owner then NWP adds that to your bill! I can prove it!

Example: A resident moves out throws there (let's say sofa) at out dumpster area. If we know what resident throws it away we bill that resident at move out. Then that same hauling bill that the resident pays for is also sent to NWP and yes YOU again pay that bill! I can prove this!

Example: If there is a water leak a main line underground you the

residents pay for it!

I can prove this! I also know that by posting this most likely I will be FIRED!

Reviewer is in unhappy mood. This person stated that there is a room for improvement of suck. Please immediately contact the author of this review to discuss "over charging" of nwp services corporation billing service. NWP Services Corporation needs to read this review and look into the issue (if any) according to poster's claims.

Other people also mentioned nwp services corporation billing service in their reviews. You may find this information helpful for further shopping at NWP Services Corporation.

Review #966146 is a subjective opinion of poster.

Helpful?

Yes 2

No 1



## Comments

**AN** **vg tenants** Mar 09 #1443296  
Hello, We are the unfortunate tenants, who are forced now to pay bill to/thru NWP. Would you get us more concrete information and proof about billing practices that you mentioned? our email is vgtenants@yahoo.com

Reply

Helpful?

Yes 0

No 0



**AN** **Anonymous** Dec 14, 2016 Las Vegas, Nevada, United States #1255543  
They are rude. You get told different information each time you call.  
  
Even management can't give straight and correct information. I have never spoke to people with such incompetence.  
  
Please train your employees better starting with management. If you are going to do billing for utilities be able to explain it to the residents.

Reply

Helpful?

Yes 0

No 0



## **NWP Services Corporation Recently Discussed**

THIEVES - NWP Services Corp. CLASS ACTION LAWSUIT NECESSARY May 30

Complain May 29

Absolutely the worst and most inconsistent Public Utilities May 11

NWP has been overcharging Mar 09

They hit you with late fee even seconds after your due date!! Mar 09

## **NWP Services Corporation Most Helpful Reviews**

Rent and utility paperwork

Complain

Absolutely the worst and most inconsistent Public Utilities

Wow these utility charges are astronomical

NWP Services Company

## **NWP Services Corporation Reviews**

Rent and utility paperwork

Complain

Bogus fees added to account

Absolutely the worst and most inconsistent Public Utilities

Wow these utility charges are astronomical

## **NWP Services Corporation Products and Services**

Residential Water Supply 6

☆☆ 1.6

Water Supply 13

★ 1.1

Account 8

Billing Service 5

Customer Care 2

## **You May Also Like**

# **NWP Services Corporation - THIEVES - NWP Services Corp. CLASS ACTION LAWSUIT NECESSARY**

Sep 12, 2015



1.0 Details

4 comments

Moved into a new building in Austin, TX with condo like finishes, very nice. Then I was shocked to find out that we have allocated water, which is managed by NWP. I always have paid \$30-\$40/month for water and wastewater but now my bill is almost \$100/month for water/wastewater!

Related: NWP Services Corporation - Worst billing ever

Get this.....the wastewater is the EXACT same amount of gallons as the water coming out of the tap.....this is IMPOSSIBLE! This would require every single drop going down the drain. The bill also states that it is "submetered", tricking people into thinking it is their own usage.

I hope a reputable class action lawyer finds this because it is like having a bird in your hand. Please put these people out of business!

This reviewer shared experience about "stealing" and wants this

business to "report them to the feds for theft and put them out of business!". This person is overall dissatisfied with NWP Services Corporation. Reviewer wants customer support to reach out to him or her ASAP for further discussion of this matter.

Also, you can continue reading comments about NWP Services Corporation.

Check out the best and the worst companies in Utility category for more informed decision or compare NWP Services Corporation to other companies on our site.

Review #698760 is a subjective opinion of poster.

Helpful?

Yes 6

No 0



## Comments

AN **Anonymous** May 30 #1490053  
How can I be included in lawsuit. This Co. Still is over charging me.

Reply

Helpful?

Yes 0

No 0



AN **Anonymous** May 30 #1490036  
Hello my name is Portia and I rent an apartment in North Wales Pa.  
The Addison at English Village and my water bill is extremely high .

So expensive ...

That our apt. Will take you to court if you fall behind on your water or electric bill .

Reply

Helpful?

Yes 0

No 0



AN **Anonymous** Sep 28, 2016 Austin, Texas, United States #1219466  
My waistwater is double my usage which is double my actual

Reply

Helpful?

Yes 0

No 0



AN **Anonymous** Mar 30, 2016 #1136474  
Contact KBK law firm in Southern Cal they are in the process of filing a suit!

Reply

Helpful?

Yes 1

No 0



**LEASE ADDENDUM FOR  
ALLOCATING WATER/WASTEWATER COSTS**

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 1234 in the Trails At Dominion Park

\_\_\_\_\_ Apartments  
in Houston, Texas.

2. **Reason for allocation.** When water and wastewater bills are paid 100 percent by the property owner, residents have no incentive to conserve water. 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. Allocation of water bills saves money for residents because it encourages them to conserve water and wastewater. We as owners also have incentive to conserve because we are required by law to pay a portion of the total water bill(s) for the entire apartment community.

3. **Your payment due date.** Payment of your allocated water/wastewater bill is due 16 days after the date it is postmarked or hand delivered to your apartment. You agree to mail or deliver payment to the place indicated on your bill so that payment is received no later than the due date. You will pay a late charge of 5 percent of your water/wastewater bill if we don't receive timely payment. If you are late in paying the water bill, we may not cut off your water; but we may immediately exercise all other lawful remedies, including eviction—just like late payment of rent.

4. **Allocation procedures.** Your monthly rent under the TAA Lease Contract does not include a charge for water and wastewater. Instead, you will be receiving a separate bill from us each month for such utilities. We may include this item as a separate and distinct charge as part of a multi-item bill. We will allocate the monthly mastermeter water/wastewater bill(s) for the apartment community, based on an allocation method approved by the Texas Commission On Environmental Quality (TCEQ) and described below.

The allocation method that we will use in calculating your bill is noted below and described in the following subdivision of Section 291.124 (c)(2)(A) of the TCEQ rules (check only one):

- ☐ subdivision (i) actual occupancy;  
☐ subdivision (ii) ratio occupancy (TCEQ average for number of occupants in unit);  
☐ subdivision (iii) average occupancy (TCEQ avg. for no. of bedrooms in unit);  
☒ subdivision (iv) combination of occupancy and square feet of the apartment; or  
☐ subdivision (v) submetered hot/cold water, ratio to total.

The normal date on which the utility company sends its monthly bill to us for the water/wastewater mastermeter is about the 15 day of the month. Within 10 days thereafter, we

will try to allocate that mastermeter bill among our residents by allocated billings.

5. **Common area deduction.** We will calculate your allocated share of the mastermetered water/wastewater bill according to TCEQ rules. Before calculating your portion of the bill, we will deduct for irrigation of landscaping and all other common area uses, as required by TCEQ rules. We will also deduct for any utility company base charges and customer service charges so that you won't be paying any part of such charges for vacant units. No administrative or other fees will be added to the total mastermeter water/wastewater bill(s) to be allocated unless expressly allowed by TCEQ rules. No other amounts will be included in the bill except your unpaid balances and any late fees you incur. If we fail to pay our mastermeter bill to the utility company on time and incur penalties or interest, no portion of such amounts will be included in your bill.

6. **Change of allocation formula.** The above allocation formula for determining your share of the mastermetered water/wastewater bill cannot be changed except as follows: (1) the new formula is one approved by the TCEQ; (2) you receive notice of the new formula at least 35 days before it takes effect; and (3) you agree to the change in a signed lease renewal or signed mutual agreement.

7. **Previous average.** As required under TCEQ rules, you are notified that the average monthly bill for all dwelling units in the previous calendar year was \$ 17.89 per unit, varying from \$ 8.19 to \$ 74.37 for the lowest to highest month's bills for any unit in the apartment community for this period, if such information is available. The above amounts do not reflect future changes in utility company water rates, weather variations, total water consumption, residents' water consumption habits, etc.

8. **Right to examine records.** During regular weekday office hours, you may examine: (1) our water/wastewater bills from the utility company; (2) our calculations of your monthly allocations; and (3) any other information available to you under TCEQ rules. Please give us reasonable advance notice to gather data. Any disputes relating to the computation of your bill will be between you and us.

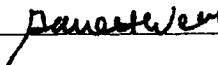
9. **TCEQ.** Water allocation billing is regulated by the TCEQ, which has published a summary of the rules (called a tenant guide). A copy of this summary or a copy of the rules is attached. This addendum complies with those rules.

10. **Conservation efforts.** We agree to use our best efforts to repair any water leaks inside or outside your apartment no later than 7 days after learning of them. You agree to use your best efforts to conserve water and notify us of leaks.

Resident or Residents  
(All residents must sign here)

  
Nzinga Hughes

Owner or Owner's Representative  
(Signs here)



Date of Lease Contract

June 8, 2012

Attached: TCEQ Tenant Guide for Allocated Water Billing Service





## Tenant Guide to Allocated Water or Wastewater Service

### What is allocated utility service?

Under a lease agreement, a property owner or designated allocated service provider will bill you for water and perhaps wastewater using an *allocation* method. The owner or allocated service provider receives water and wastewater service from the local utility and passes through the cost of one or both of these services to each dwelling unit on the property. At the time you discuss a rental agreement, the property owner must provide you with a free copy of the rules on utility allocation (Title 30, Texas Administrative Code, Chapter 291, Subchapter H), or a copy of this summary of the rules that has been prepared by the Texas Commission on Environmental Quality (TCEQ).

### How does allocation work?

You will receive a bill from the property owner or a billing company, not from the local utility company. The allocated bill is not based on your actual usage. Instead, the property owner has a *master meter*, which is used by the utility to measure all water used by the entire property. The property owner gets a *master meter bill* from the utility. From this bill, the owner or billing company calculates each tenant's share of the charges for water or wastewater using an allocation method approved by the TCEQ.

### How will my allocated bill be determined?

The TCEQ approved several methods for allocating utility bills, effective September 27, 2000. Any property using a different method had until September 27, 2001, to switch to *one* of the newly approved methods. The methods include various combinations of occupancy level, square footage and number of bedrooms, as well as the submetering of the hot or cold water. Alternatively, the owner may install *submeters* and begin billing on a submetered basis, or discontinue billing for utility service.

If you have questions about your bill, ask your property owner to explain what allocation method was

used and how the bill was calculated (see "What records must be made available to me concerning allocated service?" in this publication).

For more information on submetered water and wastewater billing, see TCEQ publication, *Tenant Guide to Submetered Water or Wastewater Service* (GI-277).

### Is this practice legal?

Yes, Texas law allows owners or allocated service providers to bill tenants for water and wastewater service. Under this law, the TCEQ has adopted rules designed to provide safeguards for you, the tenant. The rules require the property owner to provide you with specific information about your bills and to include disclosures about their billing practices in your rental agreement. It is important for you to be familiar with these requirements, because any billing disputes that arise must be resolved by you and the property owner, usually by working with the on-site manager.

### What should my rental agreement include concerning allocated water or wastewater service?

Your rental agreement, lease, or a lease addendum, should disclose the following information:

- Disputes about the calculation of your bill are between you and the property owner.
- You will be billed on an allocated basis.
- You will be billed for water and/or wastewater.
- You have the right to receive information from the owner to verify your utility bill.
- A clear description of the allocation method the property owner will use to calculate your bill.
- The average monthly water/wastewater bill for all dwelling units in the previous calendar year, and the highest and the lowest bill in that year.
- The date bills are usually issued.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY • PO BOX 13087 • AUSTIN, TX 78711-3087

The TCEQ is an equal opportunity employer. The agency does not allow discrimination on the basis of race, color, religion, national origin, sex, disability, age, sexual orientation, or veteran status. In compliance with the Americans with Disabilities Act, this document may be requested in alternate formats by contacting the TCEQ at 512-338-6028, fax 512-338-4488, or 800-RELAY-TX (TDD), or by writing PO Box 13087, Austin TX 78711-3087. We authorize you to use or reproduce any original material contained in this publication—that is, any material we did not obtain from other sources. Please acknowledge the TCEQ as your source.

- The date bill payments are usually due.
- The number of days it will take to repair a leak in your dwelling unit, after you have reported it in writing.
- The number of days it will take to repair a leak in an unmetered common area that you report in writing.

**What utility charges can be passed through to tenants?**

Allocated bills for water and wastewater may only include utility charges for water, wastewater, and surcharges directly related to those services. Tenants may not be charged for fees the utility has billed the owner for a deposit, disconnect, reconnect, late payment, or other similar fee. Texas law does not allow property owners to profit from allocated billing by adding extra fees or hidden charges to water and wastewater bills.

**What about water or wastewater that is used outside dwelling units in common areas?**

*Common areas* include pools, laundry rooms, and installed irrigation systems for landscaping. Before applying the selected allocation method, the owner must first subtract charges related to common areas, as required by TCEQ rules.

**What records must be made available to me concerning allocated service?**

The TCEQ rules require property owners to make the following billing records available to you for inspection at the manager's office during normal business hours. The owner or manager may ask you to submit a written request to view this information. Records routinely kept at the on-site manager's office should be made available within *three days*.

Records routinely kept elsewhere must be made available within *15 days* of receiving your written request. If there is no on-site manager's office, the owner must make copies of requested information available at your dwelling unit, at a time agreed to by you, within *30 days* of receiving your written request.

Information that must be made available to you includes:

- the statute that allows owners to bill tenants for water and wastewater service (Texas Water Code, Chapter 13, Subchapter M),

- TCEQ rules that regulate this practice (Title 30, Texas Administrative Code, Chapter 291, Subchapter H),
- rates charged to the property by the utility,
- bills from the utility to the property,
- data on occupancy and square footage used to calculate allocated bills,
- calculations showing deductions for common areas (if applicable),
- total amount billed to tenants each month for water/wastewater,
- total amount collected from tenants each month for water/wastewater,
- any other information you may need to calculate and verify your water/wastewater bill, and
- conservation tips.

**What information must be included on my allocated bill?**

- Tenant's name and address.
- Amount due for dwelling unit base charge or customer service charge, or both, if applicable.
- Amount due for water and/or wastewater.
- Payment due date.
- Name of the retail public utility and a statement that the bill is not from the retail public utility.
- Name of the billing company, if applicable.
- Name, address, and telephone number of the party to whom payment is to be made.
- Name or title, address, and phone number of the company or person to be contacted about a dispute.

**How do I dispute an allocated bill?**

Disputes about the calculation of your bill are between you and the property owner. You are encouraged to file billing disputes *in writing* with the person identified on your bill to contact about disputes—usually the owner, the on-site manager, or a billing company. The owner or designated person must then investigate the dispute and report the results of the investigation to you in writing. The investigation and report must be completed within *30 days* from the date you provide written notification. If you find that a TCEQ rule has been violated, please

document your findings and contact the TCEQ at the address provided at the end of this publication.

**When is my allocated bill due?**

Your bill is due on receipt. Your payment will be considered late if it is not received within *16 days* after the bill is mailed or hand-delivered to you. The owner may then issue a disconnection notice indicating your water or wastewater service will be disconnected, if payment is not received.

**Can my water or wastewater service be disconnected for nonpayment?**

No, your service cannot be disconnected for nonpayment.

**Can the owner or allocated service provider change the way I am billed?**

No, not unless:

- the owner has given you notice of the proposed change at least *35 days* prior to implementing the new method;
- your existing lease has expired, or you are willing to sign a new lease before the current lease expires; and
- you have agreed to the change by signing a lease or other written agreement.

**For more information:**

This guide summarizes only some of the TCEQ rules regarding allocated billing. A property owner must be familiar with, and comply with, all applicable state laws and rules. Tenants are encouraged to refer to those sources for additional, detailed information.

Violations of TCEQ rules should be documented in writing and sent to: Utilities & Districts Section, MC-153, TCEQ, P.O. Box 13087, Austin, TX 78711-3087.

You may also call the Utilities & Districts Section at 512-239-4691, or visit the TCEQ Web site at ([www.tceq.state.tx.us](http://www.tceq.state.tx.us)).

## RENEWAL LEASE AGREEMENT

THIS APARTMENT LEASE AGREEMENT (the "Lease") is made on 05/26/2017 by and between GoldOller Real Estate Investments as agent for the Owner, AB-GO Trails at Dominion Park Propco, L; (hereinafter referred to as "Manager" also known as "Operator") and Nzine Hughes (hereinafter referred to as "Resident", whether one or more). "Resident's Invitees" shall be defined as Resident's family, guests, agents, occupants, and invitees. Manager, who is authorized to receive notices and correspondence on behalf of the Owner, maintains offices for management of the premises at 200 Dominion Park Dr, Houston, TX 77090-6722.

1. **DEMISE.** In consideration of the payment by Resident of the rental payments required to be paid hereunder as and when the same shall become due and the performance of all of the other covenants and conditions to be kept, performed and observed by Resident under this Lease, Manager hereby demises and leases the following premises to Resident:

Apartment No. P1234, located at 200 Dominion Park Dr. #1234, Houston, TX 77090, in The Trails At Dominion Park (the "Apartment Community"), together with the fixtures and appliances and incidental personal property contained therein.

2. **LEASE TERM.** The term of this Lease shall commence on 06/2/2017, and shall expire on 08/01/2018. A 60 day written notice of termination or intent to move out must be given by you or us as required by paragraph 19. Keys will be available when the Lease term commences. Resident may not occupy the premises prior to the term of this Lease.
3. **TERMINATION/HOLDOVER.** In the event Resident fails to vacate the premises upon expiration of the Lease, the Resident's continued occupancy shall be for a monthly term at a monthly market rental rate plus a premium that will be provided by the Manager. This amount is subject to change on a monthly basis with thirty (30) days' notice by Manager to Resident. If Resident is a holdover, either party may terminate the Lease by giving to the other party at least thirty (30) days' prior written notice. Any extension of the term of this Lease by holdover or otherwise shall not impair the obligations of Resident under this Lease; all other terms and conditions of this Lease shall continue.
4. **POSSESSION DELAY.** If there is a delay in the delivery of possession by Manager, due to construction, repairs, cleaning or a previous resident holding over, beyond the commencement day of the term, rent may be abated at manager's discretion on a daily basis until possession is granted. Manager shall not be liable for damages for delay in possession. Rent abatement or Lease Contract Termination does not apply if delay is for cleaning or repairs that do not prevent occupancy of the apartment.
5. **RENT AND OTHER ADDITIONAL RENT.** Resident agrees to pay Manager the sum of \$619.00 per month as rental plus any additional amounts as stated on attached addendums. The rental reserved hereunder shall be payable in advance, without offset, deduction or demand, on or before the first day of each month during the term of this Lease, with NO grace period. Rent shall be payable at the designated rental office of Manager or at such other place or places as Manager may at any time or from time to time designate in writing to Resident. In the event Manager provides a rent drop box at the designated rental office, the risk of use of such drop box and risk of loss of the physical payment shall remain with the Resident. Unless and until such drop box payment has been taken out of such box by Manager, the parties agree that such payment has not been made. All rents must be paid in check form; no cash or third party checks accepted. The following items, although not collected on a monthly basis, shall be considered additional rent under this Lease Agreement: any deposits forfeited by Resident under a security deposit or other deposit, any "cancellation fees" paid for premature termination of Lease, damage charges, charges for late payment of rent, utility charges, and application fees.
6. **FIRST MONTH'S RENT PRORATED.** If the term of the Lease begins after the 1st day of the month, then the first month's rent shall be prorated. If the term of the Lease begins after the 25th of the month, payment of the next month's rent shall be paid simultaneously.
7. **LATE PAYMENT.** If the full rental payment is not paid by the 3 day of the month, the rent shall be increased \$100.00 on the 4th day of the month, and shall be increased an additional \$100.00 on the 16th day of the month if any amount remains unpaid. Such increases in rent are not "late fees", but rather charges that reflect the administrative and legal costs incurred by management due to Resident's default or good credit reinstatement. All rental payments received after the 5th of the month shall be paid by cashier's check or money order only. If Resident has more than three late rent payments within a twelve-month period, all future rent shall be payable by money order or cashier's check. After twelve consecutive months of timely payment of rent (including under any immediately prior lease or immediately succeeding lease), a personal check will be accepted.
8. **PARTIAL PAYMENTS.** Resident shall make all rental payments in full. Payment or receipt of a rental payment of less than the amount stated in the Lease shall be deemed to be partial payment only and shall be applied first to past due amounts and any non-rental obligations. Manager's acceptance of a partial payment is in no event a waiver of Manager's right to terminate this Lease for non-payment of rent or any other charges, and no notice or demand shall be required for enforcement thereof. No endorsement or statement on a check or letter accompanying any check or payment

shall be deemed to be an accord and satisfaction of the debt and Manager may accept such check or payment without prejudice to Manager's right to recover the balance of such rent or pursue any other remedy in this Lease.

9. **RETURNED CHECK CHARGE.** If the bank dishonors Resident's check or if an electronic payment is rejected, Resident agrees to replace the check by cashier's check or money order. Resident further agrees to pay Management a returned check charge of \$40.00 as additional rent in addition to the accrued late payment administrative cost due at the time the insufficient check is redeemed. Such returned check charge representing the administrative and legal costs incurred by management in processing a replacement check or electronic payment. If Resident gives Management two checks within a twelve-month period that are returned for insufficient funds or other non-payment, then all future rent shall be payable by money order or certified funds. After twelve consecutive months of timely payment of rent (including under any immediately prior lease or immediately succeeding lease), a personal check will be accepted.

10. **USES AND OCCUPANCY OF PREMISES.** The premises shall be used by Resident only as a private residence consistent with the occupancy standards established for the community and in compliance with local laws and ordinances. The premises will be occupied only by (list all lease holding residents and occupants):

**Residents:** Nzinga Hughes

**Occupant First Name**

**Occupant Last Name**

Resident will not permit unauthorized occupants or pets to live in the apartment. Guests shall not be permitted to stay for more than 7 days within a six-month period. Guests occupying the premises for longer periods must be approved by Manager in advance. Each licensed driver and/or licensed Lease Signer will be allowed to park one vehicle on the premises with a maximum of two vehicles per household unless otherwise authorized by management.

11. **PETS.** No pets of any kind will be permitted in the unit, on the premises or at the Apartment Community unless approved by Manager in accordance with the pet rules and restrictions of the Apartment Community and unless a Pet Addendum is completed and attached hereto. Service Animals are not considered pets and will be permitted for an individual with a disability; however, a Pet Addendum will be required. Violation of the Pet Addendum or any pet rules and restrictions shall be deemed a violation of the Lease and may result in termination of the Lease.

12. **UTILITIES.** All utility services including, without limitation, electric, gas, water, sewer and garbage collection may be provided to the premises at Resident's expense. Such utilities may be billed to Resident on a separate metering and/or billing basis either directly from the utility provider or on a square footage or other billing basis as decided by Manager. Manager may modify the method by which utilities are furnished to the premises and/or billed to Resident during the term of this Lease including, but not limited to, metering of the premises for certain utility services or billing Resident for utilities previously included within the rent. Resident agrees to comply with the provisions of the Utility Addendum, attached hereto and made a part hereof, which further delineates the billing basis for utilities for the Apartment.

Resident must transfer utilities to the name of Resident on or before the move-in date and remains responsible for all utilities throughout the term of the Lease, including any monthly maintenance fees whether such utility is actually used. Resident shall be assessed a utility transfer fee of \$75.00 per utility invoice received which is not transferred to Resident's name by date of move-in. Resident agrees to pay all utility charges assessed by utility companies (or Manager in the case of utilities billed to Resident by Manager) in connection with the use of all utility services provided to the premises during the term of this Lease, as such term may be extended, or the period of occupancy of the premises by the Resident, whichever is longer. The utility charges include, without limitation, utility usage fees and assessments, utility deposits, past due charges or fees assessed by the utility companies, transfer fees, and disconnect fees. If Resident fails to pay any utility charges, and Manager is assessed by the utility company for such charges, then Manager may pay these utility charges to such utility company and subtract a like amount from Resident's Security Deposit and expect immediate reimbursement from Resident. Violation of these provisions may result in termination of the Lease.

Utilities must be kept on in the apartment at all times throughout the term of this Lease. Neither Manager nor Owner shall be liable for any interruption or failure of utility services required to be furnished by Manager to the premises or any damages directly or proximately caused thereby, the only obligation of Manager being reasonable diligence in its efforts to restore such services. Upon commencement of the term of this Lease, Manager shall furnish light bulbs and tubes of prescribed wattage for attached light fixtures provided by Manager; thereafter light bulbs and tubes shall be replaced by Resident, at Resident's sole expense.

13. **TAMPERING WITH UTILITIES.** Residents shall not make or permit the making of any changes or alterations to, or interference with, the mechanical, electrical, sanitary, or other service systems of the Apartment Community, including, but not limited to, wiring and electrical facilities and other utility installations in or servicing the Apartment Community.

14. **SECURITY DEPOSIT.** Upon signing this Lease, Resident shall deposit with Manager the sum of \$0.00 as a refundable Security Deposit to be held pursuant to the Refund of Security Deposit below. Resident acknowledges and agrees that no portion of the Security Deposit may be applied to rent due and payable under the Lease and Resident shall not withhold payment of the last month's rental, or any portion thereof, on grounds that the Security Deposit serves as security for the unpaid rentals. In the event resident attempts to use the Security Deposit as payment of the last month's rent, the security deposit shall be forfeited.

☒ Renewal Lease - Security Deposit Previously Credited

15. **PROPERTY SALE/OWNERSHIP TRANSFER.** In the event of a bona fide sale of the Apartment Community, Manager has the right to transfer the Lease and the security deposit to the vendee for the benefit of Resident. Manager and Owner shall be considered released by Resident from all liability for the return of the security. Resident agrees to look to the new manager and owner solely for the return of said security. This shall apply to every transfer or assignment made of the security to a new manager and/or owner.

16. **REFUND OF SECURITY DEPOSIT.** Manager agrees to refund the Security Deposit to Resident upon satisfaction of all of the following conditions or as otherwise required by applicable law.

1. Expiration of the term of the Lease, and termination of the Lease in accordance with the provisions thereof.
2. Complete vacation of the entire premises by Resident on or before the date specified in the required written 60-day notice.
3. Resident must provide to Manager, in writing, their forwarding address and phone number.
4. Payment by Resident of all rental and utilities required under the Lease, up to and including the date of expiration or termination of the Lease, or the full notice period, whichever is longer.
5. The premises, including all kitchen appliances (refrigerator, oven, range, dishwasher and microwave), bathrooms, closets, storage areas, patios/balconies, etc. have been thoroughly cleaned, so as to be in the same condition as were in on the commencement date of the term of the Lease, normal wear and tear excepted.
6. No defects or damages to premises, whether caused by Resident, pets, or otherwise, unless shown on a written list of damages and defects as set out in the Lease.

17. **ACCEPTANCE AND CARE OF PREMISES.** Resident has examined and accepted the premises. Within five (5) days of the Lease term commencing, Manager and Resident shall examine and inventory the premises utilizing a premises inspection form, which must be signed by both upon completion of the inspection. Resident shall use reasonable diligence in care of the premises and shall maintain the premises in a safe and sanitary condition, including but not limited to the timely and proper disposal of all garbage. No alterations, additions or improvements shall be made to the premises without the prior written consent of the Manager.

18. **LEASE RENEWAL AND NOTICE TO VACATE.** Manager may, but is not obligated to, offer Resident a notice to renew this Lease beginning at the end of the term of the current Lease. The new lease may include reasonable changes including rental amount. Manager may offer Resident a new lease 60 days (or such lesser time as allowed by statute) before the expiration of the current Lease. Resident shall give the Manager a written notice of their intent to vacate at least 60 days prior to vacating the premises. It is the Resident's responsibility to ensure that notice has been received. Resident's failure to comply with this requirement to give written notice of intent to vacate at least 60 days prior to move-out shall be a breach of this Lease Agreement.

NH (Initials)

19. **EARLY LEASE TERMINATION.** Provided Resident is not in default hereunder at the time of giving the notice, and strictly complies with all of the provisions of this paragraph, Resident may terminate this Lease Agreement before the expiration of the original term by:

- Giving Manager at least 30 days prior written notice; and
- Paying all monies due through the end of noticed termination date, including through the 30 notice period, whichever is longer; and
- Paying an additional amount equal to two month's rent (monthly lease rate X 2) by the end of the 30 day notice period; and
- Re-paying any special rent concession provided during the lease term also due by the end of the 30 day notice period.

All sums due under this Paragraph shall be paid to Manager prior to move-out. Resident shall also be entitled to terminate this Lease Agreement prior to the expiration date of its original term to the extent provided under applicable law. The foregoing shall not relieve Resident of any responsibilities and obligations regarding any damage to the premises.

NH (Initials)

20. **MILITARY PERSONNEL CLAUSE.** You may terminate the Lease Contract if:

1. You are a member of the U.S. Armed Forces or reserves on active duty or a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President; and
2. You are either given a change of station orders to permanently depart the local area, deployed with a military unit for 90 days or more, given temporary duty orders in excess of 90 days duration or more assigning you to a location at least 25 miles or more from the leased residence, or are relieved or released from active duty.

If you qualify to terminate the Lease Contract under this clause, you may do so by providing us with a written notice of termination at least thirty (30) days in advance of your move. You must also provide us with permanent change of station orders, call up orders, deployment orders, or a letter from your commanding officer confirming the orders. Military permission for base housing does not constitute a permanent change of station order. Any security deposit held may be returned to you minus lawful deductions. Any Co-resident who is not your spouse or legal dependent cannot terminate the lease agreement under this clause.

21. **DISPOSAL OF PROPERTY.** Upon termination of the Lease or if the apartment appears to have been abandoned, any personal property left behind will be considered abandoned, and Manager may dispose of it in accordance with applicable law.
22. **SMOKE DETECTORS.** Manager will furnish smoke detectors as required by statute and provide working batteries when Resident first takes possession. Subsequently, Resident is responsible to test and replace batteries as needed. Resident must immediately report any malfunctioning or defective smoke detector to Manager in writing. Resident acknowledges the terms of this paragraph and that such resident's smoke detector is working properly at the time of move-in. Smoke detectors may not be disconnected. Resident will be liable to Manager and third parties for any loss or damage from fire, smoke, or water if that condition arises from Resident's disconnecting or failing to replace batteries, or from failure to report malfunctions. RESIDENT IS ADVISED TO TEST THE SMOKE DETECTORS FREQUENTLY.
23. **CONDUCT.** Resident and Resident's Invitees shall comply with all rules and regulations now or hereafter promulgated by Manager for the Apartment Community, including, without limitation, the printed rules and regulations attached hereto and incorporated herein by reference. Resident and Resident's Invitees covenant to obey all laws, ordinances, rules, regulations, requirements and orders of all governmental agencies or subdivisions having jurisdiction on said premises and the use and occupancy thereof, applicable to the premises and to engage in no activities in or on the premises or the Apartment Community of an illegal nature, purpose or intent. Resident and Resident's Invitees further covenant not to be disorderly, boisterous or unlawful and shall not disturb the rights, comforts and conveniences of other residents of the Apartment Community, and Resident shall be responsible for the conduct of Resident's Invitees on the premises and in the common areas. Should Manager at any time determine that Resident's tenancy is undesirable by reason of breach of any of the covenants contained in this Lease or rules and regulations, including without limitation any illegal, objectionable or improper conduct on the part of Resident, Resident's Invitees, or by any of them causing annoyance to others, then in addition to any other remedies, Manager may terminate this Lease in accordance with the applicable law(s). The Manager reserves the right to amend and/or modify the rules and regulations of the Apartment Community at any time. Manager will notify Resident of said changes or amendments to the rules and regulations of the Apartment Community.
24. **LIABILITY.** To the extent permitted by applicable law, Owner and/or Manager will not be liable to Resident or Resident's Invitees for any damage or losses to person or property caused by other persons, including theft, burglary, assault, vandalism or other crimes. To the extent permitted by applicable law, Owner and/or Manager will not be liable to Resident or Resident's Invitees, for personal injury or damage or loss of personal property from theft, vandalism, fire, flood, tornado, water leak, rain, hail, ice, snow, smoke, lightning, wind, explosion, earthquake, storms, sewerage, streams, gas, sonic booms, smoke, electrical surge, interruption of utilities, or other causes whatsoever or resulting from any breakage or malfunction of any pipes, plumbing fixtures, air conditioner, or appliances unless such injury, loss or damage is caused by the gross negligence of Owner and/or Manager. Resident agrees to indemnify and hold Owner and/or Manager harmless from and against any and all claims for damages to property or person arising from Resident's use of the premises, or from any activity, work or thing done, permitted or suffered by Resident in or about the premises or the Apartment Community to the extent permitted by applicable state law. If any damage to the premises or Apartment Community occurs, caused by Resident or Resident's Invitees, which is deemed by Manager to be willful or malicious, then this Lease may be terminated forthwith in accordance with applicable state statute. If any of Manager's employees render any services such as moving automobiles, handling of furniture, cleaning, signing for or delivering packages, or any other service not contemplated in this Lease, the Owner, Manager or employee shall not be liable to any Resident for any such acts and Resident agrees to indemnify and hold Owner, Manager and employees of the Apartment Community harmless for such acts. Owner, Manager and Manager's employees are not liable for damage, loss or theft of Resident's packages or cleaning entrusted to Manager or Manager's employees.

  NH   (Initials)

**25. DAMAGE OR DESTRUCTION OF PREMISES.** Resident shall immediately notify Manager in the event of damage to the premises by fire, water, or other hazard, or in the event of malfunction of equipment or utilities, including, without limitation, plumbing and electrical wiring. If the damages are such that occupancy can be continued, Manager shall make repairs as needed with reasonable promptness and rent shall not abate during the period of such repairs. If, in Manager's opinion, the premises are damaged as to be unfit for occupancy, and Manager elects to make repairs, the rent provided in this Lease shall abate during the period of time when the premises are not fit for occupancy, but in all other respects the terms and provisions hereof shall continue in full force and effect. In the event the premises are damaged or destroyed so as to be, in the sole opinion of the Manager, incapable of being satisfactorily repaired, then this Lease shall terminate and Resident shall be liable only for rental payments up to the date of such damage or destruction (provided that Resident or Resident's Invitees were not responsible for the damage or destruction). In the event any damage is caused by Resident or Resident's Invitees of either a negligent or malicious nature, Manager may terminate this Lease.

**26. REIMBURSEMENT BY RESIDENT.** Resident agrees to reimburse Manager promptly in the amount of any loss, property damage, or cost of repairs or service (including plumbing system failure), suffered at the Apartment Community caused by the acts, omissions or negligence of or improper use by Resident, Resident's pet or Resident's Invitees. By way of example, Resident shall be responsible for any damage resulting from windows or doors left open or cooking left unattended. Resident shall be responsible for any damage to the leased premises or other affected areas if damage occurs as a result of the Resident's failure to keep the premises at a temperature of 60 degrees or higher. Such reimbursement shall be due immediately upon demand by Manager. Manager's failure or delay in demanding damage reimbursements, late-payment charges, return check charges, or other sums due from Resident shall not be deemed a waiver thereof, and Manager may demand same at any time, including move-out. Any amounts due and payable under this paragraph shall be considered additional rent under the lease agreement.

**27. FACILITIES AND AMENITIES.** In consideration of the right to use the recreational, pool, or fitness center health facilities and amenities at the Apartment Community, to the extent permitted under applicable law, Resident acknowledges and agrees to reimburse for and hold harmless, indemnify and defend Owner and Manager against any and all property damage, loss, liabilities, liens and expenses arising directly or indirectly from use of such facilities and amenities by Resident or Resident's Invitees. Resident agrees, for itself and for Resident's Invitee's, to use reasonable care of such facilities and amenities and to comply with all rules to such facilities. Resident and any guests agree to assume all risks as to using the facilities.

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(Initials)

**28. RENTER'S INSURANCE AND LIABILITY.** Insurance coverage maintained by the Owner and/or Manager does not protect the Resident or Resident's invitees, person or property, whether located or stored inside or outside of the premises of the Apartment Community. All personal property kept in the premises, or on the premises, including any garage, carport or other space, shall be at the Resident's own risk. The Owner and/or Manager of the Community highly recommend that the Resident include in the Resident purchased Renter's Insurance Policy, Personal Property Coverage for those personal items of the Resident. The Resident and Resident's Insurer shall not hold the Owner, the Manager or the Manager's agent liable for claims from damage or injury normally covered by renters insurance, even if caused by the Owner's, Manager's or Manager's agent's negligence and Resident will look solely to his/her own insurance to indemnify and compensate for such damage or injury.

For the duration of the Lease Agreement, Lessee ("Resident") is required to maintain and provide the following minimum required insurance coverage:

- \$50,000 Limit of Liability for Lessee's legal liability for damage to the landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, water damage, falling objects and collision with vehicles.

Lessee is required to furnish Lessor ("Landlord") with evidence of Minimum Required Insurance prior to occupancy of leased premises, at the time of each lease renewal period and prior to the expiration or termination of said policy. If at any time Lessee does not have Minimum Required Insurance, Lessee is in breach of the Lease Agreement and Lessor shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Minimum Required Insurance coverage and seek reimbursement from the Lessee for all costs and expenses associated with such purchase.

Lessee may obtain Minimum Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, then nothing more is required. If Lessee does not maintain Minimum Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Lessor, who may schedule the Lessee's unit for coverage under the Landlord Required Legal Liability insurance policy ("LRLI"). The coverage provided under the LRLI will provide the Minimum Required Insurance coverage listed above. An amount equal to the total cost of the LRLI coverage (premium and administrative fee) shall be charged to Lessee by the Lessor. Some important points of this coverage, which Lessee should understand are:



1. LRLI is designed to fulfill the minimum insurance requirement of the Lease Agreement. Lessor is the Insured under the LRLI. Lessee is not the Insured under the LRLI policy.
2. LRLI coverage is not personal liability insurance or renters insurance. Lessor makes no representation that LRLI covers the Lessee's personal property (contents), additional living expense or liability arising out of bodily injury to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice.
3. Coverage under the LRLI policy may be more expensive than the cost of Minimum Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Minimum Required Insurance under this Lease Agreement.
4. Licensed insurance agents may receive a commission on the LRLI policy.
5. The total cost to the Lessee for the Lessor obtaining LRLI coverage shall be \$10.00 per month. This includes the premium payable to the LRLI insurer and premium taxes and fees due to state governing bodies. No amount of this \$10.00 will be refunded or pro-rated if a new policy is brought in mid-month.

Scheduling under the LRLI policy is not mandatory and Lessee may purchase Minimum Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LRLI policy will be terminated by the Lessor.

  HH   (Initials)

29. **MANAGER'S OBLIGATIONS.** Manager agrees to maintain all areas of the Apartment Community in a clean and sanitary condition, to make all reasonable repairs, subject to notification by Resident and Resident's obligation to pay for damages caused by Resident or Resident's Invitees, and to comply with all applicable state and local laws with respect to the premises and the Apartment Community. Manager's failure to fulfill the agreements contained herein shall not affect Resident's obligation to promptly pay the rent as and when the same shall become due and payable under this Lease, nor give Resident any right of abatement or withholding or escrowing of rental payments.
30. **RIGHT OF ENTRY.** Manager shall have the right to enter upon the premises at all reasonable hours, including weekends, for the purpose of inspecting the same, making necessary repairs and maintenance and any other reasonable business purpose. Manager may access the premises during reasonable business hours for the purpose of pest control treatment and Resident may not interfere with such treatment. Manager shall give Resident reasonable notice of its intent to enter except in the case of an emergency or if it is impracticable to do so. The parties agree that 24 hours' notice is reasonable notice in non-emergency situations. Such right of entry hereby granted to Manager shall include any and all reasonable business purpose connected with the ownership and operation of the Apartment Community and any business relating to the premises incident to the ownership and operation of said Apartment Community. Manager may also enter the premises if the same premises appear to have been abandoned by Resident, if Manager has good cause to believe the premises may be damaged or as otherwise permitted by law.
31. **DEFAULT BY RESIDENT.** If Resident fails to pay rent or other amounts owed by Resident under this Lease, or if Resident or Resident's Invitees violate this Lease, community rules, or applicable federal, state and local laws, or if Resident abandons the apartment, or if Resident permits unauthorized occupants or pets to reside at the apartment, Manager may terminate the Resident's right of occupancy in accordance with applicable law. Termination of possession rights or subsequent reletting by Manager shall not release Resident from liability for future rentals under this Lease. Acceptance of monies at any time will not waive Manager's right of property damages, past or future rent, or other sums due. Resident shall pay all costs and expenses, which are incurred or expended by Manager due to Resident's breach or default of the covenants and agreements of this Lease. Receipt of rent or the taking of any legal action shall not be construed as a confirmation or renewal of this Lease. The provisions of this paragraph are not in lieu of, but are in addition to, all other legal remedies available to Manager and/or Owner under state law and this lease agreement. The waiver by Manager of any default under this Lease committed by Resident shall not constitute nor be held or construed as a waiver of any subsequent or other default.
32. **EVICITION.** If you are in default, we may file a suit for possession. After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due in accordance with local law, and the filing or acceptance doesn't waive or diminish our right of eviction or any other contractual or statutory right. Accepting money at any time, doesn't waive our right to damages, past or future rent, or other sums, or to file or continue with eviction proceedings.
33. **WAIVER OF JURY TRIAL.** To minimize legal expenses and, to the extent allowed by law, resident and manager agree that a trial of any lawsuit based on statute, common law, and/or related to this Lease Agreement shall be to a judge and not a jury.
34. **SUBLETTING.** Resident shall not sub-let the apartment, secure a replacement resident or assign this Lease.

- 35. MULTIPLE RESIDENTS OR OCCUPANTS.** Each resident is jointly and severally liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notice (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of Lease Contract termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents at the apartment for service of process.
- 36. RESIDENT INFORMATION.** If Resident has supplied information to Manager by means of a rental application or similar instrument, Resident covenants that all such information was given voluntarily and knowingly by Resident, and if such information proves to be false or misleading, Manager shall have the right to immediately terminate this Lease, in which event Resident shall immediately surrender the premises. If someone requests information on you or your rental history for law enforcement, governmental, or business purposes, we may provide it.
- 37. NOTICES.** Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered, whether actually received or not, when deposited in the United States Mail, postage prepaid, certified or registered mail addressed to Resident and/or their occupant at the premises, and to Manager at the office address of the Apartment Community (or at such other address or addresses as Manager may at any time or from time to time designate to Resident). Personal delivery or posting to Resident's door of any such notice by Manager shall also be deemed effective delivery hereunder. Resident acknowledges that Manager has been authorized to manage the premises and to act for and on behalf of the Owner for the purpose of service of process and for the purpose of receiving and receipting for notices and demands. Notwithstanding the above, Resident's move-out notice is not deemed received until said notice is in the physical possession of Manager.
- 38. EMINENT DOMAIN.** If the whole or a substantial portion of the premises is condemned by any competent authority for any public use or purpose, this Lease shall be terminated. No compensation shall be payable to Resident by Manager and Resident shall not be entitled to share in the award of compensation received by Manager.
- 39. BINDING ON HEIRS.** All covenants contained herein shall be binding upon and inure to the benefit of Manager and Resident and their respective heirs, executors, administrators, assigns and successors. The Manager's rights and remedies under this Lease are cumulative. The exercise of any one or more thereof shall not exclude nor preclude Manager from exercising any other right or remedy.
- 40. STORAGE.** In the event Manager provides Resident storage outside the premises, the following terms apply:
1. Additional Rent may be charged for the storage area.
  2. Resident uses the storage area at their own risk. Manager is not responsible for any loss or damage to anything stored in the storage area.
  3. Manager is not liable for any injury to Resident or Resident's Invitees accessing the storage area.
  4. No flammable, hazardous or toxic substances or other dangerous materials may be kept in the storage area. No appliances may be plugged into electrical outlets.
  5. If personal property is left in storage after the Lease has been terminated, it will be considered abandoned.
  6. No pets will be kept or stored in the storage areas.
- 41. GENERAL.** No oral agreements have been entered into or implied with respect to this Lease. The Lease shall not be modified unless by an instrument in writing signed by Resident and an authorized agent of Manager. In the event of more than one Resident, each Resident is jointly and severally liable for each provision of this Lease and for the payment and performance of this Lease. Each Resident states that he or she is of legal age to enter into a binding Lease for lodging. All obligations hereunder are to be performed in the county and state where the Apartment Community is located. Time is of the essence of the Lease. It is hereby acknowledged and agreed by the Resident that the law of the state where the premises are located shall govern the provisions of this Lease Agreement. Omission of initials within the Lease does not invalidate this Lease. This Lease shall not be construed more strongly against any party hereto regardless of who was more responsible for its preparation.
- 42. SEVERABILITY.** If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term, then it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby, and it is also the intention of the parties to this Lease that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Lease a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.
- 43. COUNTERPARTS.** One copy of this Lease, once executed, will be furnished to Resident and Manager will retain the original.
- 44. SECURITY ACKNOWLEDGEMENT AND WAIVER.** Neither Manager nor Owner promise or in any way guarantee the safety or security of Resident or Resident's Invitees person or property against the criminal actions of other residents or third parties. The responsibility of protecting Resident,

Resident's property and Resident's Invitees from acts of crime is the responsibility of the Resident and the law enforcement agencies.

From time to time, Manager may temporarily enlist the aid of supplemental security devices or services at the Apartment Community, however, no representation is being made that they will be effective or that they will discourage or prevent breaches of security, intrusions, thefts or incidents of violent crime. Further, Manager reserves the right to reduce, modify or eliminate any security system, security devices, patrol services, or services (other than those statutorily required) at any time; and Resident agrees that such action shall not be a breach of any obligation or warranty on the part of Manager or Owner. Resident agrees to promptly notify Manager in writing of any problem, defect, malfunction or failure of door locks, window latches, controlled access gates, and any other security-related device.

Resident and Resident's Invitees acknowledge that no representations or warranties, either express or implied, have been made regarding the Apartment Community being free from or having lower rates of crime or as to any security or any security system at the Apartment Community. Manager has not in any way stated or implied to Resident that security of person or property is provided, promised or guaranteed or that the Apartment Community will be free of crime. To the extent permitted by applicable law, Resident agrees to release and hold harmless Manager and Owner from claims arising out of criminal acts of other residents and third parties. Resident acknowledges that the foregoing shall also be binding upon Resident's Invitees, Resident's heirs, successors and assigns.

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(Initials)

45. **CREDIT REPORTS.** Resident agrees that in the event of a default under this Lease, and to the fullest extent permitted by applicable law, Resident hereby authorized Manager or its agent (including, without limitation, any third party collection agency) to obtain a consumer report under the Fair Credit Reporting Act which may be used in attempting to collect any defaulted payments or charges or for any other purpose permitted by law. In the event of a breach of this lease agreement, resident agrees and understands that the Manager and/or its agents may report any unpaid amounts to any credit bureau and understands that reporting such may have a negative impact on my credit file with such credit bureau(s).
46. **FALSIFICATION OF INFORMATION.** Resident represents that all information provided in the lease application is true and correct and agrees that the falsification of any information contained in the lease application shall constitute a default under this Lease.
47. **MOLD AND MILDEW.** Resident acknowledges that it is necessary for Resident to provide appropriate climate control in the Apartment Unit, keep the Apartment Unit clean, and take other measures to retard and prevent mold and mildew from accumulating in the Apartment Unit. Resident agrees to clean and dust the Apartment Unit on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the Apartment Unit. Resident agrees to immediately report to the management office: (i) any evidence of a water leak or excessive moisture in the Apartment Unit, as well as in any storage room, garage or other common area; (ii) any evidence of mold or mildew like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation, air conditioning systems or laundry systems in the Unit; and (iv) any inoperable doors or windows. Resident further agrees that Resident shall be responsible for damage to the Apartment Unit and Resident's property as well as injury to Resident and Resident's Invitees resulting from Resident's failure to comply with the terms of this paragraph.

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(Initials)

48. **ATTACHMENTS.** [Check, identify and attach those applicable]. The following Attachments are incorporated herein.

Concession/Discount Addendum, if applicable	
Co-Signer Addendum, if applicable	
Yes -- Utility Addendum	
Yes -- Pet Addendum	
Yes -- Parking Addendum	
Yes -- Washer/Dryer Addendum, if applicable	
Yes -- Community Policies	
Yes -- Bed Bug Addendum	
Yes -- State Specific Addendum	
Yes -- Access Addendum	
Yes -- Lead-Based Paint Addendum, if applicable	

Yes -- Asbestos Notification, if applicable

Yes -- Release of All Claims


Yes -- Move in Inspection Form

I UNDERSTAND THIS IS THE LEASE AGREEMENT IN ITS ENTIRETY, INCLUDING ANY ADDENDA ATTACHED HERETO, THAT THIS IS A BINDING LEGAL CONTRACT AND THAT IT MAY NOT BE MODIFIED OR CHANGED EXCEPT BY A WRITTEN AGREEMENT SIGNED BY ALL PARTIES HERETO AND THAT I HAVE READ THIS LEASE AND ALL ADDENDA AND ATTACHMENTS BEFORE SIGNING.

I ALSO UNDERSTAND THAT THIS LEASE REQUIRES RESIDENT TO GIVE MANAGER 60 DAYS WRITTEN NOTICE PRIOR TO MOVE-OUT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

RESIDENT(S):

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MANAGER: DATED: 5/26/17

GoldOller Real Estate Investments as agent for Owner and not individually

By:   
\_\_\_\_\_

Authorized Agent on behalf of Owner and not individually

