

Control Number: 51613

Item Number: 176

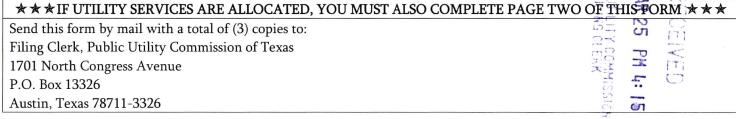
Addendum StartPage: 0



Registration of Submetered OR Allocated **Utility Service**

D	Pate:
В	y:
D	Oocket No. 5 10 5
(t	his number to be assigned by the
P	UC after your form is filed)

NOTE: Please <u>DO NOT</u> include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)			(this number t	o be assigned by the	
PROPERTY OW	NER : Do <u>not</u> enter the name of the ov	wner's contract manager, mana	gement company,	or billing company.	
Name Oaks of Val	lley Ranch Borrower, LLC				
Mailing Address:	550 Reserve St. #190	City Southlake	State TX	Zip 76092	
Telephone# (AC)	(817) 764-2722	Fax # (if applicable)			
E-mail	utilities@birchstoneres.com				
NAI	ME, ADDRESS, AND TYPE OF PR	OPERTY WHERE UTILITY	SERVICE IS PI	ROVIDED	
Name Oaks at Val	ley Ranch				
Mailing Address:	9519 E. Valley Ranch Pkwy	City Irving	State TX	Zip 75063	
Telephone# (AC)	972-263-2416	Fax # (if applicable)			
E-mail	utilities@birchstoneres.com				
X Apartment Com	plex Condominium 1	Manufactured Home Rental	Community	Multiple-Use Facility	
If applicable, descri	be the "multiple-use facility" here:				
	INFORMAT	ION ON UTILITY SERVICE	2		
Tenants are billed f	For X Water X Wastewater	r Su	bmetered <u>OR</u>	X Allocated ★★★	
Name of utility pro	viding water/wastewater City of	Irving			
Date submetered or	r allocated billing begins (or began)	12/5/2019	Required		
METHOD USED T	METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.				
Not applicable, because Bills are based on the tenant's actual submetered consumption					
There are <u>neither</u> common areas <u>nor</u> an installed irrigation system					
X All common are	as and the irrigation system(s) are	metered or submetered:			
We deduct the actu	ial utility charges for water and wa	astewater to these areas then	allocate the rem	naining charges among	
our tenants.					
This property has an installed irrigation system that is not separately metered or submetered:					
We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater					
consumption, then allocate the remaining charges among our tenants.					
This property has an installed irrigation system(s) that <u>is/are</u> separately metered or submetered:					
We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's					
total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.					
This property does <u>not</u> have an installed irrigation system:					
We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then					
allocate the remaining charges among our tenants.					
				3 3 3 T	
** IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ** *					
Send this form by mail with a total of (3) copies to:					
Filing Clerk, Public Utility Commission of Texas 1701 North Congress Avenue					
1701 North Congress Avenue					



METHOD USED TO ALLOCATE UTILITY CHARGES

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

Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of	7
cupants in all dwelling units at the beginning of the month for which bills are being rendered.	ļ

X Ratio occupancy method:		Number of Occupants for
	Number of Occupants	Billing Purposes
The number of occupants in the tenant's dwelling unit	1	1.0
is adjusted as shown in the table to the right. This	2	1.6
adjusted value is divided by the total of these values	3	2.2
for all dwelling units occupied at the beginning of the	>3	2.2 + 0.4 for each additional occupant
retail public utility's billing period.		

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

Occupancy and size of rental unit percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:

• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR

• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

Submetered hot water:

The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

Submetered cold water is used to allocate charges for hot water provided through a central system:

The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

As outlined in the condominium contract. Describe:	"

	Size of	manul	factured	home	rental	space:
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The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

Size of the rented space in a multi-use facility:

The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.