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IMPORTANT NOTICE TO RESIDENTS: The following information is taken from a brochure entitled "Protect Your Family from Lead in Your Home" prepared by the U.S. Environmental Protection Agency, the U.S. Consumer Product Safety Commission and the U.S. Department of Housing and Urban Development. **While the information must be distributed to residents before they become obligated under the lease for most types of housing built before 1978, it does not mean that the dwelling contains lead-based paint (LBP).** The brochure was written in general terms and applies to both home purchasers and renters. The information outlines action that can be taken to test for, remove or abate LBP in a dwelling. The TAA Lease Contract ("Lease") specifically prohibits a resident from performing this type of work—only the dwelling owner may do so under the Lease. If you have any questions about the presence of LBP in your dwelling, please contact the owner or management company before taking any action to test, abate or remove LBP. **NOTE:** Page references in the content of this form are to pages in the EPA brochure.



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

January 2020

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

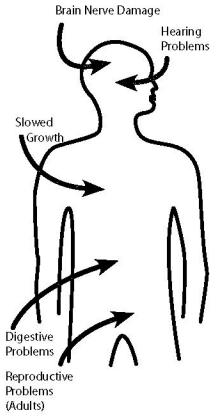
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

4

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 100 µg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

6

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

5

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



Checking Your Home for Lead, continued

- In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:
- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
 - Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
 - Presume that lead-based paint is present and use lead-safe work practices
- There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 100 µg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- 250 µg/ft² for interior windows sills
- 400 µg/ft² for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/safewater and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/safewater, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
January 2020

IMPORTANT!

- Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**
- Children under 6 years old are most at risk for lead poisoning in your home.
 - Lead exposure can harm young children and babies even before they are born.
 - Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
 - Even children who seem healthy may have dangerous levels of lead in their bodies.
 - Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
 - People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
 - People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

☐ **Texas Department of State Health Services**—512/458-7111 ☐ **HUD Healthy Homes and Lead Hazard Control**—202/755-1785
☐ **EPA Region 6 Office (includes Texas)**—214/665-2704 ☐ **CPSC**—800/638-2772 ☐ **National Lead Information Center**—800/424-5323

FEDERALLY REQUIRED LESSOR DISCLOSURE, AGENT STATEMENT AND LESSEE ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (owners) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (residents) must also receive a federally approved pamphlet on lead poisoning prevention. (This addendum is a “pamphlet” within the meaning of federal regulations. The term “in the housing” below means either inside or outside the housing unit.)

LEAD-FREE HOUSING If the housing unit has been certified as “lead free” according to 24 CFR Section 35.82, the lead-based paint and lead-based paint hazard regulations do not apply, and it is not necessary to provide this addendum, or a lead-based paint warning pamphlet and lead-based paint disclosure statement, to the lessee (resident).

LESSOR’S DISCLOSURE

Presence of lead-based paint and/or lead-based paint hazards (check only one box)

- ☐ Lessor (owner) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ☐ Lessor (owner) knows that lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).

Records and reports available to lessor (check only one box)

- ☐ Lessor (owner) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- ☒ Lessor (owner) has reports or records indicating the presence of some lead-based paint and/or lead-based paint hazards in the housing, and has provided the lessees (residents) with all such records and reports that are available to lessor (*list documents*).

Agent’s Statement. If another person or entity is involved in leasing the dwelling as an agent of the lessor (i.e., as a management company, real estate agent or locator service acting for the owner), such agent represents that: (1) agent has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852(d); and (2) agent is aware of agent’s responsibility to ensure that lessor complies with such disclosure laws. Such compliance may be through lessor himself or herself, or through lessor’s employees, officers or agents. Lessor’s obligations include those in 24 CFR Sections 35.88 and 35.92 and 40 CFR Sections 745.107 and 745.113. Agent’s obligations include those in 24 CFR Section 35.94 and 40 CFR Section 745.115.

Accuracy Certifications and Resident’s Acknowledgment. Lessor and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the LESSOR may be: (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner’s management company, real estate agent or locator service if such person is authorized to sign for the lessor. The person who signs for the AGENT may be: (1) the agent himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the agent. The lessees (residents) signing below acknowledge that they have received a copy of this TAA lease addendum before becoming obligated under the lease and have been informed that it contains the disclosure form and pamphlet information required by federal law regarding lead poisoning prevention.

Uptown Heights LLC, 2803 Woodbury Dr. #802

Apartment name & unit number OR street address of dwelling

San Antonio, TX 78217

City/State/ZIP

Ricky W. Gaskill

Lessee (Resident)

04/15/2021

Date signed

Lessee (Resident)

Date signed

Lessee (Resident)

Date signed

Uptown Heights LLC

Printed name of LESSOR (owner) of the dwelling

Signature of person signing on behalf of above LESSOR

Date signed

United Apartment Group

Printed name of any AGENT of lessor, i.e., management company, real estate agent or locator service involved in leasing the dwelling

Debbie Audrada

04/20/2021

Signature of person signing on behalf of above AGENT, if any Date signed

You are entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place.



Apartment Lease Contract

This is a binding contract. Read carefully before signing.

Moving In—General Information

1. **Parties.** This Lease Contract ("Lease") is between you, the resident(s) (*list all people signing the Lease*):
Ricky Gaskill

and us, the owner: Uptown Heights LLC

(name of apartment community or title holder). You are renting Apartment No. 802, at 2803 Woodbury Dr.

(street address) in San Antonio

(city), Texas 78217 (zip code) for use as a private residence only. The terms "you" and "your" refer to all residents listed above or, in the event of a sole resident's death, to someone authorized to act for the estate. The terms "we," "us," and "our" refer to the owner listed above and not to property managers or anyone else. **Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease is the entire agreement between you and us.**

2. **Occupants.** The apartment will be occupied only by you and (*list all other occupants not signing the Lease*):
Sion Gaskill, Hiroko Abe

—and no one else. Anyone not listed here cannot stay in the apartment for more than 3 days in one week without our prior written consent, and no more than twice that many days in any one month. **If the previous space isn't filled in, 2 days total per week will be the limit.**

3. **Lease Term.** The initial term of the Lease begins on the 1st day of May (month), 2020 (year), and ends at 11:59 p.m. the 30th day of April (month), 2021 (year). After that, this Lease will automatically renew month-to-month unless either party gives at least 60 days' written notice of termination or intent to move out as required by Par. 36. **If the number of days isn't filled in, notice of at least 30 days is required.**

4. **Security Deposit.** The total security deposit for all residents is \$ 300.00, due on or before the date this Lease is signed. This amount [*check one*]: ☐ does **or** ☒ does not include an animal deposit. Any animal deposit will be designated in an animal addendum. Security-deposit refund check and any deduction itemizations will be by [*check one*]:
☒ one check jointly payable to all residents and mailed to any one resident we choose, **or**
☐ one check payable to and mailed to _____

(specify name of one resident).

If neither option is checked here, the first option applies. See Par. 40 and 41 for security-deposit return information.

5. **Keys, Move-Out, and Furniture.** You'll be given 2 apartment key(s), 1 mailbox key(s), and _____ other access devices for _____. **Before moving out, you must give our representative advance written move-out notice as stated in Par. 36.** The move-out date in your notice [*check one*]: ☐ must be the last day of the month, **or** ☒ may be the exact day designated in your notice. If neither option is checked here, the second applies. Any resident, occupant, or spouse who, according to a remaining resident's affidavit, has permanently moved out or is under court order not to enter the apartment, is (at our option) no longer entitled to occupancy, keys, or other access devices, unless authorized by court order. Your apartment will be [*check one*]: ☐ furnished **or** ☒ unfurnished.

6. **Rent and Charges.** You will pay \$ 680.00 per month for rent, in advance and without demand:
☐ at the onsite manager's office
☒ through our online payment site
☒ at uptownheights.com

Prorated rent of \$ 695.00 is due for the remainder of the [*check one*]: ☐ 1st month **or** ☐ 2nd month, on the _____ day of _____ (month), _____ (year).

You must pay your rent on or before the 1st day of each month (due date). There is no grace period for the payment of rent, and you agree that not paying rent on or before the 1st of each month is a material breach of this Lease. Cash is not acceptable without our prior written permission. You cannot withhold or offset rent unless authorized by law. We may, at our option, require at any time that you pay all rent and other sums in one single payment by any method we specify.

Late Fees. If you don't pay rent in full by 11:59 p.m. on the 3rd day (3rd or greater) of the month, you must pay us the following initial late fee immediately and without demand in addition to the unpaid rent: ☒ 10 % of one month's rent as stated in this paragraph **or** ☐ \$ 0.00.

In addition, for _____ days until rent and late fees are paid in full, you must pay a daily late fee of \$ 0.00 per day or _____ % of one month's rent per day.

You'll also pay a charge of \$ 50.00 for each returned check or rejected electronic payment, plus initial and daily late fees, until we receive acceptable payment. If you don't pay rent on time, you'll be in default and subject to all remedies under state law and this Lease.

7. **Utilities and Services.** We'll pay for the following items, if checked: ☐ gas ☐ water ☐ wastewater ☐ electricity
☐ trash/recycling ☐ cable/satellite ☐ master antenna
☐ Internet ☐ stormwater/drainage
☐ other _____

You'll pay for all other utilities and services, related deposits, and any charges or fees on such utilities and services during your Lease term. See Par. 12 for other related provisions regarding utilities and services.

8. **Insurance. Our insurance doesn't cover the loss of or damage to your personal property.** You are [*check one*]:

☒ required to buy and maintain renter's or liability insurance (see attached addendum), **or**

☐ not required to buy renter's or liability insurance.

If neither option is checked, insurance is not required but is still strongly recommended. Even if not required, we urge you to get your own insurance for losses due to theft, fire, water, pipe leaks, and similar occurrences. Renter's insurance doesn't cover losses due to a flood. Information on renter's insurance is available from the Texas Department of Insurance.

9. **Special Provisions.** The following or attached special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease and will supersede any conflicting provisions of this printed Lease form.

ALL RENTAL PAYMENTS MUST BE PAID ONLINE.
Each monthly bill will contain a Rent
Billing Service Fee of \$4.15 for admin
and overhead costs incurred and may be
increased. (With 30 days written notice.
) The gas based allocated to you under
the attached natural gas allocation
addendum will be based on occupied units
at community. Violation fees \$25 per
occurrence.

10. **Unlawful Early Move-Out And Reletting Charge.**

10.1 Your Responsibility. You'll be liable for a reletting charge of \$ 578.00 (not to exceed 85% of the highest monthly rent during the Lease term) if you: (A) fail to move in, or fail to give written move-out notice as required in Par. 23 or 36; (B) move out without paying rent in full for the entire Lease term or renewal period; (C) move out at our demand because of your default; or (D) are judicially evicted. **The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease. See the next section.**

10.2 Not a Release. The reletting charge is neither a Lease cancellation nor a buyout fee. It is a liquidated amount covering only part of our damages—for our time, effort, and expense in finding and processing a replacement resident. These damages are uncertain and hard to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of our damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs as far as they can be determined. The reletting charge doesn't release you from continued liability for future or past-due rent; charges for cleaning, repairing, repainting, or dealing with unreturned keys; or other sums due.

11. Security Devices.

11.1 What We Provide. *Texas Property Code secs. 92.151, 92.153, and 92.154 require, with some exceptions, that we provide at no cost to you when occupancy begins: (A) a window latch on each window; (B) a doorviewer (peephole) on each exterior door; (C) a pin lock on each sliding door; (D) either a door-handle latch or a security bar on each sliding door; (E) a keyless bolting device (deadbolt) on each exterior door; and (F) either a keyed doorknob lock or a keyed deadbolt lock on one entry door. Keyed locks will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in or within 7 days after you move in, as required by law. If we fail to install or rekey security devices as required by law, you have the right to do so and deduct the reasonable cost from your next rent payment under Texas Property Code sec. 92.165(1). We may deactivate or not install keyless bolting devices on your doors if (A) you or an occupant in the dwelling is over 55 or disabled, and (B) the requirements of Texas Property Code sec. 92.153(e) or (f) are satisfied.*

11.2 Who Pays What. We'll pay for missing security devices that are required by law. You'll pay for: (A) rekeying that you request (unless we failed to rekey after the previous resident moved out); and (B) repairs or replacements because of misuse or damage by you or your family, your occupants, or your guests. You must pay immediately after the work is done unless state law authorizes advance payment. You must also pay in advance for any additional or changed security devices you request.

12. Other Utilities and Services. Television channels that are provided may be changed during the Lease term if the change applies to all residents. You may use utilities only for normal household purposes and must not waste them. If your electricity is interrupted, you must use only battery-operated lighting (no flames). You must not allow any utilities (other than cable or Internet) to be cut off or switched for any reason—including disconnection for not paying your bills—until the Lease term or renewal period ends. If a utility is submetered or prorated by an allocation formula, we'll attach an addendum to this Lease in compliance with state-agency rules. If a utility is individually metered, it must be connected in your name and you must notify the provider of your move-out date so the meter can be timely read. If you delay getting it turned on in your name by the Lease's start date or cause it to be transferred back into our name before you surrender or abandon the apartment, you'll be liable for a \$ 50.00 charge (not to exceed \$50 per billing period), plus the actual or estimated cost of the utilities used while the utility should have been billed to you. If you're in an area open to competition and your apartment is individually metered, you may choose or change your retail electric provider at any time. If you qualify, your provider will be the same as ours, unless you choose a different provider. If you do choose or change your provider, you must give us written notice. You must pay all applicable provider fees, including any fees to change service back into our name after you move out.

Special Provisions and "What If" Clauses

13. Damages and Reimbursement.

13.1 Damage in the Apartment Community. You must promptly pay or reimburse us for loss, damage, consequential damages, government fines or charges, or cost of repairs or service in the apartment community because of a Lease or rules violation; improper use; negligence; other conduct by you, your invitees, your occupants, or your guests; or any other cause not due to our negligence or fault as allowed by law, except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

13.2 Indemnification by You. You'll defend, indemnify and hold us harmless from all liability arising from your conduct or that of your invitees, your occupants, your

guests, or our representatives who at your request perform services not contemplated in this Lease.

13.3 Damage and Wastewater Stoppage. Unless damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacements, and damage of the following kind if occurring during the Lease term or renewal period: (A) damage to doors, windows, or screens; (B) damage from windows or doors left open; and (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.

13.4 No Waiver. We may require payment at any time, including advance payment to repair damage that you are liable for. Delay in demanding sums you owe is not a waiver.

14. Contractual Lien and Property Left in Apartment.

14.1 Lien Against Your Property for Rent. All property in the apartment (unless exempt under Texas Property Code sec. 54.042) is subject to a contractual lien to secure payment of delinquent rent (except as prohibited by Texas Government Code sec. 2306.6738, for owners supported by housing-tax-credit allocations). For this purpose, "apartment" excludes common areas but includes the interior living areas and exterior patios, balconies, attached garages, and any storerooms for your exclusive use.

14.2 Removal After We Exercise Lien for Rent. If your rent is delinquent, our representative may peacefully enter the apartment, and remove and/or store all property subject to lien. All property in the apartment is presumed to be yours unless proved otherwise. After the property is removed, a written notice of entry must be left in a conspicuous place in the apartment—including a list of items removed, the amount of delinquent rent due, and the name, address, and phone number of the person to contact. The notice must also state that the property will be promptly returned when the delinquent rent is fully paid.

14.3 Removal After Surrender, Abandonment, or Eviction. We, or law officers, may remove or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you're judicially evicted or if you surrender or abandon the apartment (see definitions in Par. 41).

14.4 Storage.

(A) **No duty.** We'll store property removed under a contractual lien. We may—but we have no duty to—store property removed after judicial eviction, surrender, or abandonment of the apartment.

(B) **No liability.** We're not liable for casualty, loss, damage, or theft, except for property removed under a contractual lien.

(C) **Charges you pay.** You must pay reasonable charges for our packing, removing, storing, and selling of any property.

(D) **Our lien.** We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe, with one exception: our lien on property listed under Texas Property Code sec. 54.042 is limited to charges for packing, removing, and storing.

14.5 Redemption.

(A) **Property on which we have a lien.** If we've seized and stored property under a contractual lien for rent as authorized by law, you may redeem the property by paying all delinquent rent due at the time of seizure. But if notice of sale (see Par. 14.6(C)) is given before you seek redemption, you may redeem only by paying the delinquent rent plus our reasonable charges for packing, removing, and storing.

(B) **Property removed after surrender, abandonment, or judicial eviction.** If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late fees, reletting charges, storage charges, damages, etc.

(C) **Place and payment for return.** We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We may require payment by cash, money order, or certified check.

14.6 Disposition or Sale.

(A) **Our options.** Except for animals, we may throw away or give to a charitable organization all personal property that is:

- (1) left in the apartment after surrender, abandonment or death of a sole resident; **or**
- (2) left outside more than 1 hour after writ of possession is executed, following judicial eviction.

(B) Animals. An animal removed after surrender, abandonment, or eviction may be kenneled or turned over to a local authority, humane society, or rescue organization.

(C) Sale of property. Property not thrown away or given to charity may be disposed of only by sale, which must be held no sooner than 30 days after written notice of the date, time, and place of sale is sent by both regular mail and certified mail (return receipt requested) to your last known address. The notice must itemize the amounts you owe and provide the name, address, and phone number of the person to contact about the sale, the amount owed, and your right to redeem the property. The sale may be public or private; is subject to any third-party ownership or lien claims; must be to the highest cash bidder; and may be in bulk, in batches, or item-by-item. If the proceeds from the sale are more than you owe, the excess amount must be mailed to you at your last known address within 30 days after sale.

15. Failing to Pay First Month's Rent. If you don't pay the first month's rent when or before the Lease begins, all future rent for the Lease term will be automatically accelerated without notice and become immediately due. We also may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights, remedies and duties under Par. 10 and 32 apply to acceleration under this paragraph.

16. Rent Increases and Lease Changes. No rent increases or Lease changes are allowed before the initial Lease term ends, except for those allowed by special provisions in Par. 9, by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under Par. 19. If, at least 5 days before the advance-notice deadline referred to in Par. 3, we give you written notice of rent increases or Lease changes that become effective when the Lease term or renewal period ends, this Lease will automatically continue month-to-month with the increased rent or Lease changes. The new modified Lease will begin on the date stated in the notice (without needing your signature) unless you give us written move-out notice under Par. 36. The written move-out notice under Par. 36 applies only to the end of the current Lease or renewal period.

17. Delay of Occupancy.

17.1 Lease Remains In Force. We are not responsible for any delay of your occupancy caused by construction, repairs, cleaning, or a previous resident's holding over. This Lease will remain in force subject to:

- (A) abatement of rent on a daily basis during delay, **and**
- (B) your right to terminate the lease in writing as set forth below.

17.2 Your Termination Rights. Termination notice must be in writing. After termination under 17.1(B), you are entitled only to refund of any deposit(s) and any rent you paid. Rent abatement or Lease termination does not apply if the delay is for cleaning or repairs that don't prevent you from moving into the apartment.

17.3 Notice of Delay. If there is a delay of your occupancy and we haven't given notice of delay as set forth immediately below, you may terminate this Lease up to the date when the apartment is ready for occupancy, but not later.

- (a) If we give written notice to any of you or your occupants when or after the Lease begins—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease within 3 days after you receive written notice, but no later.
- (b) If we give any of you written notice before the date the Lease begins and the notice states that a construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease within 7 days after receiving written notice, but no later. The readiness date stated in the written notice becomes the new effective Lease date for all purposes. This new date can't be moved to an earlier date unless we and you agree in writing.

18. Disclosure of Information. We may, but are not obligated to, share and use information related to this lease for law-enforcement, governmental, or business purposes. At our request, any utility provider may give us information about pending or actual connections or disconnections of utility service to your apartment.

While You're Living in the Apartment

19. Community Policies and Rules.

19.1 Generally. Our rules are considered part of this Lease. You, your occupants, and your guests must comply with all written apartment rules and community policies, includ-

ing instructions for care of our property. We may regulate: (A) the use of patios, balconies, and porches; (B) the conduct of furniture movers and delivery persons; and (C) activities in common areas. We may make reasonable changes to written rules, and those rules can become effective immediately if the rules are distributed and applicable to all units in the apartment community and do not change the dollar amounts on pages 1 or 2 of this Lease.

19.2 Some Specifics. Your apartment and other areas reserved for your private use must be kept clean. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You will use balconies with care and will not overload them. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care and in accordance with apartment rules and posted signs.

19.3 Limitations on Conduct. Glass containers are prohibited in or near pools and all other common areas. Within the apartment community, you, your occupants, and your guests must not use candles or kerosene lamps or heaters without our prior written approval, or cook on balconies or outside. You, your occupants, and your guests must not solicit business or contributions. Conducting any kind of business (including child-care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes.

19.4 Exclusion of Persons. We may exclude from the apartment community any guests or others who, in our judgment, have been violating the law, violating this Lease or our rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area anyone who refuses to show photo identification or refuses to identify himself or herself as a resident, an occupant, or a guest of a specific resident in the community.

19.5 Notice of Convictions and Registration. You must notify us within 15 days if you or any of your occupants are convicted of (A) any felony, or (B) any misdemeanor involving a controlled substance, violence to another person, or destruction of property. You must also notify us within 15 days if you or any of your occupants register as a sex offender. Informing us of a criminal conviction or sex-offender registration doesn't waive any rights we may have against you.

20. Prohibited Conduct. You, your occupants, and your guests may not engage in the following activities:

- (a) criminal conduct, regardless of whether or where arrest or conviction occurs, including but not limited to: manufacturing, delivering, or possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by law; discharging a firearm in the apartment community; or, except when allowed by law, displaying or possessing a gun, knife, or other weapon in the common area, or in a way that may alarm others;
- (b) behaving in a loud or obnoxious manner;
- (c) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community;
- (d) disrupting our business operations;
- (e) storing anything in closets containing gas appliances;
- (f) tampering with utilities or telecommunications;
- (g) bringing hazardous materials into the apartment community;
- (h) using windows for entry or exit;
- (i) heating the apartment with a gas-operated cooking stove or oven; **or**
- (j) making bad-faith or false allegations against us or our agents to others.

21. Parking. We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorized bikes must not be parked inside an apartment, on sidewalks, under stairwells, or in handicapped-parking areas. We may have any unauthorized or illegally parked vehicles towed or booted according to state law at the owner or operator's expense at any time if the vehicle:

- (a) has a flat tire or is otherwise inoperable;
- (b) is on jacks, on blocks, or has a wheel missing;
- (c) takes up more than one parking space;
- (d) belongs to a resident or occupant who has surrendered or abandoned the apartment;
- (e) is in a handicapped space without the legally required handicapped insignia;

- (f) is in a space marked for office visitors, managers, or staff;
- (g) blocks another vehicle from exiting;
- (h) is in a fire lane or designated "no parking" area;
- (i) is in a space that requires a permit or is reserved for another resident or apartment;
- (j) is on the grass, sidewalk, or patio;
- (k) blocks a garbage truck from access to a dumpster;
- (l) has no current license or registration, and we have given you at least 10 days' notice that the vehicle will be towed if not removed; **or**
- (m) is not moved to allow parking lot maintenance.

22. Release of Resident.

22.1 Generally. *You may have the right under Texas law to terminate the Lease early in certain situations involving family violence, certain sexual offenses, or stalking.* Otherwise, unless you're entitled to terminate this Lease under Par. 9, 17, 23, 31, or 36, you won't be released from this Lease for any reason—including voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of coresidents, loss of employment, bad health, property purchase, or death.

22.2 Death of Sole Resident. If you are the sole resident and die during the Lease term, an authorized representative of your estate may terminate the Lease without penalty by giving at least 30 days' written notice. Your estate will be liable for your Lease obligations until the latter of: (A) the termination date or (B) removal of all possessions in the apartment. Your estate will also be liable for all charges and damages until the apartment is vacated, and any removal or storage costs.

23. Military Personnel.

23.1 Termination Rights. *You may have the right under Texas law to terminate the Lease in certain situations involving military deployment or transfer.* You may terminate the Lease if you enlist, are drafted into, or are commissioned in the U.S. Armed Forces. You also may terminate the Lease if:

- (a) you are (1) a member of the U.S. Armed Forces or Reserves on active duty, or (2) 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**
- (b) you (1) receive orders for a permanent change of station, (2) receive orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more, or (3) are relieved or released from active duty.

23.2 How to Terminate Under This Par. 23. You must furnish us a copy of your military orders, such as permanent-change-of-station orders, call-up orders, or deployment orders (or letter equivalent). Military permission for base housing doesn't constitute a permanent-change-of-station order. You must deliver to us your written termination notice, after which the Lease will be terminated under this military clause 30 days after the date your next rental payment is due. After your move-out, we'll return your security deposit, less lawful deductions.

23.3 Who May Be Released. For the purposes of this Lease, orders described in (b) under Par. 23.1 above will release only the resident who qualifies under both (a) and (b) above and receives the orders during the Lease term, plus that resident's spouse or legal dependents living in the resident's household. A coresident who is not the spouse or dependent of a military resident cannot terminate under this military clause.

23.4 Your Representations. Unless you state otherwise in Par. 9, you represent when signing this Lease that:

- (a) you do not already have deployment or change-of-station orders;
- (b) you will not be retiring from the military during the Lease term; **and**
- (c) the term of your enlistment or obligation will not end before the Lease term ends.

You must notify us immediately if you are called to active duty or receive deployment or permanent-change-of-station orders.

23.5 Damages for False Representations. Liquidated damages for making a false representation of the above will be the amount of unpaid rent for the remainder of the Lease term when and if you move out, minus rents from others received in mitigation under Par. 32.6.

24. Resident Safety and Loss.

24.1 Disclaimer. *We disclaim any express or implied warranties of security.* We care about your safety and that of other occupants and guests. You agree to make every effort

to follow any Security Guidelines Addendum attached to this Lease. **No security system is failsafe. Even the best system can't prevent crime. Always act as if security systems don't exist since they are subject to malfunction, tampering, and human error. The best safety measures are the ones you take as a matter of common sense and habit.**

24.2 Your Duty of Due Care. You, your occupants, and your guests must exercise due care for your own and others' safety and security, especially in using smoke alarms and other detection devices, door and window locks, and other safety or security devices. Window screens are not for security or to keep people from falling out of windows.

24.3 Alarm and Detection Devices.

(A) What we'll do. We'll furnish smoke alarms or other detection devices required by law or city ordinance. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession of your apartment. Upon request, we'll provide, as required by law, a smoke alarm capable of alerting a person with a hearing-impaired disability.

(B) Your duties. You must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report alarm or detector malfunctions to us. Neither you nor others may disable alarms or detectors. **If you damage or disable the smoke alarm, or remove a battery without replacing it with a working battery, you may be liable to us under Texas Property Code sec. 92.2611 for \$100 plus one month's rent, actual damages, and attorney's fees.** You'll be liable to us and others if you fail to report malfunctions, or fail to report any loss, damage, or fines resulting from fire, smoke, or water.

24.4 Loss. Unless otherwise required by law, we're not liable to any resident, guest, or occupant for personal injury or damage, loss of personal property, or loss of business or personal income, from any cause, including fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, explosions, interruption of utilities, pipe leaks, theft, vandalism, and negligent or intentional acts of residents, occupants, or guests. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. Unless we instruct otherwise, during freezing weather you must for 24 hours a day: (A) keep the apartment heated to at least 50° Fahrenheit, (B) keep cabinet and closet doors open, and (C) drip hot- and cold-water faucets. You'll be liable for any damage to our and others' property caused by broken water pipes due to your violating these requirements.

24.5 Crime or Emergency. Immediately dial 911 or call local medical-emergency, fire, or police personnel in case of accident, fire, smoke, suspected criminal activity, or any other emergency involving imminent harm. You should then contact our representative. None of our security measures are an express or implied warranty of security—or a guarantee against crime or of reduced risk of crime. Unless otherwise provided by law, we're not liable to you, your occupants, or your guests for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. Even if previously provided, we're not obliged to furnish security personnel, patrols, lighting, gates, fences, or other forms of security unless required by law. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you, your occupants, or your guests are affected by a crime, you must make a written report to the appropriate local law-enforcement agency and to our representative. You must also give us the law-enforcement agency's incident-report number upon request.

25. Condition of the Premises and Alterations.

25.1 As-Is. We disclaim all implied warranties. You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. You'll be given an Inventory & Condition form on or before move-in. Within 48 hours after move-in, you must note on the form all defects or damage, sign the form, and return it to us. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

25.2 Standards and Improvements. You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by law or by us in writing, you must not do any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. Unless our rules state otherwise, we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and grooves of wood-paneled walls. No water furniture, washing machines, extra phone or television

outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless allowed by law or we've consented in writing. You may install a satellite dish or antenna, but only if you sign our satellite-dish or antenna lease addendum, which complies with reasonable restrictions allowed by federal law. You must not alter, damage, or remove our property, including alarm systems, detection devices, furniture, telephone and television wiring, screens, locks, and security devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (made with or without our consent) become ours unless we agree otherwise in writing.

25.3 Fair Housing. In accordance with fair-housing laws, we'll make reasonable accommodations to our rules, policies, practices, or services. We'll allow reasonable modifications under these laws to give disabled persons access to and use of this apartment community. We may require you to sign an addendum regarding the implementation of any accommodations or modifications, as well as your restoration obligations, if any.

26. Requests, Repairs, and Malfunctions.

26.1 Written Requests Required. *If you or any occupant needs to send a notice or request—for example, for repairs, installations, services, ownership disclosure, or security-related matters—it must be written, signed, and delivered to our designated representative in accordance with our policies* (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, or fair-housing accommodation or modification). Our written notes on your oral request do not constitute a written request from you. Our complying with or responding to any oral request regarding security or any other matter doesn't waive the strict requirement for written notices under this Lease.

26.2 Required Notifications. You must promptly notify us in writing of water leaks, mold, electrical problems, malfunctioning lights, broken or missing locks or latches, and other conditions that pose a hazard to property, health, or safety.

26.3 Utilities. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.

26.4 Casualty Loss and Equipment Repair. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty-insurance proceeds are received. Unless required by statute after a casualty loss, or during equipment repair, your rent will not abate in whole or in part. Air-conditioning problems are normally not emergencies. If air-conditioning or other equipment malfunctions, you must notify us as soon as possible on a business day.

26.5 Our Right to Terminate. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease by giving you at least 7 days' written notice. We also have the right to terminate this Lease during the Lease term by giving you at least 30 days' written notice of termination if we are demolishing your apartment or closing it and it will no longer be used for residential purposes for at least 6 months. If the Lease is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. We may also remove and dispose of personal property if we believe it causes a health or safety hazard.

27. Animals.

27.1 No Animals Without Consent. *No animals (including mammals, reptiles, birds, fish, rodents, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've given written permission.* If we allow an animal, you must sign a separate animal addendum and, except as set forth in the addendum, pay an animal deposit. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We'll authorize an assistance or support animal for a disabled person without requiring an animal deposit. We may require verification of your disability and the need for such an animal. You must not feed stray or wild animals.

27.2 Violations of Animal Policies.

(A) Charges for violations. If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease. If you violate the animal restrictions or other animal rules, you'll pay an initial charge of \$ 100.00 per animal

(not to exceed \$100 per animal) and a daily charge of \$ 10.00 per animal (not to exceed \$10 per day per animal) from the date the animal was brought into your apartment until it is removed. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), you must pay for all cleaning and repair costs, including defleaing, deodorizing, and shampooing.

(B) Removal and return of animal. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a written notice of our intent to remove the animal within 24 hours; and (2) following the procedures of Par. 28. We may keep or kennel the animal, or turn it over to a humane society, local authority or rescue organization. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. You must pay for the animal's reasonable care and kenneling charges. We'll return the animal to you upon request if it has not already been turned over to a humane society, local authority or rescue organization.

28. When We May Enter. If you or any guest or occupant is present, then repairers, servicers, contractors, government representatives, lenders, appraisers, prospective residents or buyers, insurance agents, persons authorized to enter under your rental application, or our representatives may peacefully enter the apartment at reasonable times for reasonable business purposes. If nobody is in the apartment, then any such person may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary) for reasonable business purposes if written notice of the entry is left in a conspicuous place in the apartment immediately after the entry. Law officers with a search or arrest warrant or those in hot pursuit may be allowed to enter. We are under no obligation to enter only when you are present, and we may, but are under no obligation to, give prior notice or make appointments.

29. Multiple Residents. Each resident is jointly and severally liable for all Lease obligations. If you or any guest or occupant violates the Lease or rules, all residents are considered to have violated the Lease. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant constitute notice from all residents. Your notice of Lease termination may be given only by a resident. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Any resident who defaults under this Lease will indemnify the nondefaulting residents and their guarantors.

Replacements

30. Replacements and Subletting.

30.1 When Allowed. Replacing a resident, subletting, licensing or assigning a resident's rights is allowed **only when we consent in writing**. If a departing or remaining resident finds a replacement resident acceptable to us before moving out and we expressly consent to the replacement, subletting, or assignment, then:

- (a) a reletting charge will not be due;
- (b) a reasonable administrative (paperwork) fee will be due, and a rekeying fee will be due if rekeying is requested or required; **and**
- (c) the departing and remaining residents will remain liable for all Lease obligations for the rest of the original Lease term.

30.2 Procedures for Replacement. If we approve a replacement resident, then, at our option: (A) the replacement resident must sign this Lease with or without an increase in the total security deposit; or (B) the remaining and replacement residents must sign an entirely new Lease. Unless we agree otherwise in writing, the departing resident's security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or to a security-deposit refund, but will remain liable for the remainder of the original Lease term unless we agree otherwise in writing—even if a new Lease is signed.

30.3 Rental Prohibited. You agree that you won't rent, or offer to rent or license all or any part of your apartment to anyone else unless otherwise agreed to by us in writing. You agree that you won't accept anything of value from anyone else for the use of any part of your apartment. You agree not to list any part of your apartment on any lodging rental website or with any person or service that advertises dwellings for rent.

Responsibilities of Owner and Resident

31. Our Responsibilities.

31.1 Generally. We'll act with customary diligence to:

- (a) keep common areas reasonably clean, subject to Par. 25;
- (b) maintain fixtures, hot water, heating, and air-conditioning equipment;
- (c) substantially comply with all applicable laws regarding safety, sanitation, and fair housing; **and**
- (d) make all reasonable repairs, subject to your obligation to pay for damages for which you're liable.

The time, manner, method and means of performing maintenance and repairs, including whether or which vendors to use, are within our sole discretion.

31.2 Your Remedies. ***If we violate any of the above, you may possibly terminate this Lease and exercise other remedies under Texas Property Code Sec. 92.056 by following this procedure:***

- (a) all rent must be current, and you must make a written request for repair or remedy of the condition—after which we'll have a reasonable time for repair or remedy;
- (b) if we fail to do so, you must make a second written request for the repair or remedy (to make sure that there has been no miscommunication between us)—after which we'll have a reasonable time to repair or remedy; **and**
- (c) if the repair or remedy still hasn't been accomplished within that reasonable time period, you may immediately terminate this Lease by giving us a final written notice.

You also may exercise other statutory remedies, including those under Texas Property Code sec. 92.0561.

31.3 Request by Mail. Instead of giving the two written requests referred to above, you may give us one request by certified mail, return receipt requested, by registered mail, or by any trackable mail or delivery method through the postal service or a private delivery service—after which we'll have a reasonable time to repair or remedy. "Reasonable time" accounts for the nature of the problem and the reasonable availability of materials, labor, and utilities. Your rent must be current when you make any request. We'll refund security deposits and prorated rent as required by law.

32. Default by Resident.

32.1 Acts of Default. You'll be in default if: (A) you don't timely pay rent or other amounts you owe; (B) you or any guest or occupant violates this Lease, apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (C) you abandon the apartment; (D) you give incorrect or false answers in a rental application; (E) you or any occupant is arrested, charged, detained, convicted, or given deferred adjudication or pretrial diversion for (1) an offense involving actual or potential physical harm to a person, or involving the manufacture or delivery of a controlled substance, marijuana, or drug paraphernalia as defined in the Texas Controlled Substances Act, or (2) any sex-related crime, including a misdemeanor; (F) any illegal drugs or paraphernalia are found in your apartment; or (G) you or any occupant, in bad faith, makes an invalid habitability complaint to an official or employee of a utility company or the government.

32.2 Eviction. ***If you default or hold over, we may end your right of occupancy by giving you at least a 24-hour written notice to vacate.*** Notice may be given by: (A) regular mail; (B) certified mail, return receipt requested; (C) personal delivery to any resident; (D) personal delivery at the apartment to any occupant over 16 years old; (E) affixing the notice to the inside of the apartment's main entry door; or (F) securely affixing the notice to the outside of the apartment's main entry door as allowed by law. Notice by mail under (A) or (B) will be considered delivered on the earlier of actual delivery, or 3 days after the notice is deposited in the U.S. Postal Service with postage. Termination of your possession rights or a later reletting doesn't release you from liability for future rent or other Lease obligations. ***After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due;*** 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, to past or future rent or other sums, or to our continuing with eviction proceedings. ***In an eviction, rent is owed for the full rental period and will not be prorated.***

32.3 Acceleration. Unless we elect not to accelerate rent, all monthly rent for the rest of the Lease term or renewal period will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (A) you move out, remove property in preparing to move

out, or you or any occupant gives oral or written notice of intent to move out before the Lease term or renewal period ends; and (B) you haven't paid all rent for the entire Lease term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent will also be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations below.

32.4 Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then (A) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (B) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (C) you'll be liable to us (subject to our mitigation duties) for all rent for the full term of the previously signed Lease of a new resident who can't occupy because of the holdover; and (D) at our option, we may extend the Lease term—for up to one month from the date of notice of Lease extension—by delivering written notice to you or your apartment while you continue to hold over.

32.5 Other Remedies. We may report unpaid amounts to credit agencies as allowed by law. If we or our debt collector tries to collect any money you owe us, you agree that we or the debt collector may contact you by any legal means, including texting, calling your cell phone, and using an automated dialer. If you default, you will pay us, in addition to other sums due, any amounts stated to be rental discounts or concessions agreed to in writing. Upon your default, we have all other legal remedies, including Lease termination and statutory lockout under Texas Property Code sec. 92.0081, ***except as lockouts and liens are prohibited by Texas Government Code sec. 2306.6738 for owners supported by housing-tax-credit allocations.*** A prevailing party may recover reasonable attorney's fees and all other litigation costs from the nonprevailing parties, except a party may not recover attorney's fees and litigation costs in connection with a party's claims seeking personal-injury, sentimental, exemplary or punitive damages. We may recover attorney's fees in connection with enforcing our rights under this Lease. All unpaid amounts you owe, including judgments, bear 18% interest per year from the due date, compounded annually. You must pay all collection-agency fees if you fail to pay sums due within 10 days after we mail you a letter demanding payment and stating that collection-agency fees will be added if you don't pay all sums by that deadline. You are also liable for a charge (not to exceed \$150) to cover our time, cost and expense for the lawful removal of an animal or in any eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid.

32.6 Mitigation of Damages. If you move out early, you'll be subject to Par. 10 and all other remedies. We'll exercise customary diligence to relet and minimize damages. We'll credit all later rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

General Clauses

33. Other Important Provisions.

33.1 Representatives' Authority; Waivers; Notice. ***Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease or any part of it unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives, unless in writing.*** Any dimensions and sizes provided to you relating to the apartment are only approximations or estimates; actual dimensions and sizes may vary. No action or omission by us will be considered a waiver of our rights or of any subsequent violation, default, or time or place of performance. ***Our choice to enforce, not enforce or delay enforcement of written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.*** Except when notice or demand is required by law, you waive any notice and demand for performance from us if you default. If anyone else has guaranteed performance of this Lease, a separate Lease Guaranty for each guarantor must be executed. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease should keep a copy or record of it. Fax or electronic signatures are binding. All notices must be signed. Notice may be given electronically ***by us to you*** if allowed by law. If allowed by law and in accordance with our policies, electronic notice ***from you to us***

must be addressed to the email address we provide for notice purposes or submitted through an online portal.

33.2 Miscellaneous. All remedies are cumulative. Exercising one remedy won't constitute an election or waiver of other remedies. All provisions regarding our nonliability or nonduty apply to our employees, agents, and management companies. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf. This Lease binds subsequent owners. This Lease is subordinate to existing and future recorded mortgages, unless the owner's lender chooses otherwise. All Lease obligations must be performed in the county where the apartment is located. If you have insurance covering the apartment or your personal belongings at the time you or we suffer or allege a loss, you agree to waive any insurance subrogation rights. All notices and documents may be in English and, at our option, in any other language that you read or speak. The term "including" in this Lease should be interpreted to mean "including but not limited to." Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Par. 3 begins.

33.3 Severability. If any provision of this Lease is invalid or unenforceable under applicable law, it won't invalidate the remainder of the Lease or change the intent of the parties. Neither an invalid clause nor the omission of initials on any page invalidates this Lease.

34. Payments. Payment of each sum due is an independent covenant. When we receive money, other than sale proceeds under Par. 14 or water payments subject to government regulation, we may apply it at our option and without notice first to any of your unpaid obligations, then to current rent. We may do so regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent and late fees are due upon our demand. After the due date, we do not have to accept any payments.

35. TAA Membership. We represent that, at the time of signing this Lease, we, the management company representing us, or any locator service that procured you is a member in good standing of both the Texas Apartment Association and the affiliated local apartment association for the area where the apartment is located. The member is either an owner/management-company member or an associate member doing business as a locator service (whose name and address must be disclosed on page 8). If not, the following applies: (A) this Lease is voidable at your option and is unenforceable by us (except for property damages); and (B) we may not recover past or future rent or other charges. The above remedies also apply if both of the following occur: (1) the Lease is automatically renewed on a month-to-month basis more than once after membership in TAA and the local association has lapsed; and (2) neither the owner nor the management company is a member of TAA and the local association during the third automatic renewal. A signed affidavit from the affiliated local apartment association attesting to nonmembership when the Lease or renewal was signed will be conclusive evidence of nonmembership. Governmental entities may use TAA forms if TAA agrees in writing.

When Moving Out

36. Move-Out Notice.

36.1 Requirements and Compliance. Your move-out notice doesn't release you from liability for the full term of the Lease or renewal term. You'll still be liable for the entire Lease term if you move out early except under Par. 9, 17, 22, 23, or 31. **Your move-out notice must comply with each of the following:**

- We must receive advance written notice of your move-out date. You must give notice in advance by at least the number of days required in Par. 3 or in special provisions—even if the Lease has become a month-to-month lease. Unless we require more than 30 days' notice, if you give notice on the first day of the month you intend to move out, it will suffice for move-out on the last day of that month, as long as all other requirements below are met.
- Your move-out notice must be in writing. An oral move-out notice will not be accepted and will not terminate your Lease.
- Your move-out notice must not terminate the Lease sooner than the end of the Lease term or renewal period.
- If we require you to give us more than 30 days' written notice to move out before the end of the Lease term, we will give you 1 written reminder not less than 5 days nor more than 90 days before your deadline for giving us your written move-out notice. If we fail to give a reminder notice, 30 days' written notice to move-out is required.

36.2 Unacceptable Notice. **Your notice is not acceptable if it doesn't comply with all of the above.** We recommend that you use our written move-out form to ensure that you provide all the information needed. You must get from us

a written acknowledgment of your notice. If we fail to give a reminder notice, 30 days' written notice to move out is required. If we terminate the Lease, we must give you the same advance notice—unless you are in default.

37. Move-Out Procedures. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the Lease term or renewal period ends unless all rent for the entire Lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under Par. 10 and 32. You're prohibited by law from applying any security deposit to rent. You can't stay beyond the date you're supposed to move out. All residents, guests, and occupants must surrender or abandon the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

38. Cleaning. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).

39. Move-Out Inspection. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final accounting or refunding.

40. Security Deposit Deductions and Other Charges. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing alarm or detection-device batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone, Internet, television services, or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under Par. 14; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under Par. 6 and 27; government fees or fines against us for violation (by you, your occupants, or your guests) of local ordinances relating to alarms and detection devices, false alarms, recycling, or other matters; late-payment and returned-check charges; and other sums due under this Lease. You'll be liable to us for: (A) charges for replacing any keys and access devices referenced in Par. 5 if you don't return them all on or before your actual move-out date; (B) accelerated rent if you've violated Par. 32; and (C) a reletting fee if you've violated Par. 10. **We may also deduct from your security deposit our reasonable costs incurred in rekeying security devices required by law if you vacate the apartment in breach of this Lease.**

41. Deposit Return, Surrender, and Abandonment.

41.1 Your Deposit. We'll mail you your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions, no later than 30 days after surrender or abandonment, unless laws provide otherwise.

41.2 Surrender. You have **surrendered** the apartment when: (A) the move-out date has passed and no one is living in the apartment in our reasonable judgment; **or** (B) apartment keys and access devices listed in Par. 5 have been turned in to us—whichever happens first.

41.3 Abandonment. You have **abandoned** the apartment when all of the following have occurred: (A) everyone appears to have moved out in our reasonable judgment; (B) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (C) you've been in default for nonpayment of rent for 5 consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated or transferred; **and** (D) you've not responded for 2 days to our notice left on the inside of the main entry door stating that we consider the apartment abandoned. An apartment is also considered abandoned 10 days after the death of a sole resident.

41.4 The Ending of Your Rights. Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to clean up, make repairs in, and relet the apartment; determine any security-deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (Par. 14), but don't affect our mitigation obligations (Par. 32).

SUMMARY OF KEY INFORMATION

The Lease will control if there's a conflict with this summary.

■ Address: <u>2803 Woodbury Dr.</u>		Unit # <u>802</u>
■ Beginning date of Lease (Par. 3) <u>05/01/2020</u>	■ Ending date of Lease (Par. 3) <u>04/30/2021</u>	
■ Number of days notice for termination (Par. 3) <u>60</u>	■ Consent for guests staying more than <u>3</u> days (Par. 2)	
■ Total security deposit (Par. 4) \$ <u>300.00</u>	■ Animal deposit (if any) \$ _____	
■ Security deposit (Par. 4) ☐ does OR ☒ does not include an animal deposit.		
■ Security deposit refund check will be by (Par. 4) (check one) ☒ one check jointly payable to all residents (default), OR ☐ one check payable to and mailed to _____		
■ # of keys/access devices (Par. 5) for <u>2</u> unit, <u>1</u> mailbox, _____ other _____		
■ Your move-out notice will terminate Lease on (Par. 5): (check one) ☐ last day of month OR ☒ exact day designated in notice		
■ Check here ☐ if the dwelling is to be furnished (Par. 5) ■ Check here ☐ if there is a concession addendum		
■ Rent to be paid (Par. 6): (check all that apply) ☐ at the onsite manager's office, ☒ through our online payment site, OR ☒ at <u>uptownheights.com</u>		
■ Check here if included in monthly rent: ☐ garage, ☐ storage, ☐ carport, ☐ washer/dryer, or ☐ other _____		
■ Total monthly rent (Par. 6) \$ <u>680.00</u>	■ Prorated rent (Par. 6) for (check one) ☐ first month OR ☐ second month \$ <u>695.00</u>	
■ Late fees if rent is not paid on or before (Par. 6) <u>3rd</u>	■ Daily late fee (Par. 6) \$ <u>0.00</u> or _____%	
■ Initial late fee (Par. 6) \$ <u>0.00</u> or <u>10</u> %	■ Animal violation charges (Par. 27)	
■ Returned-check charge (Par. 6) \$ <u>50.00</u>	Initial \$ <u>100.00</u> Daily \$ <u>10.00</u>	
■ Monthly animal rent (if any) \$ <u>20.00</u>	■ Monthly trash / waste (if any) \$ <u>10.00</u>	
■ Monthly pest control (if any) \$ <u>5.00</u>		
■ Utilities paid by owner (Par. 7): (check all that apply) ☐ electricity, ☐ gas, ☐ water, ☐ wastewater, ☐ trash/recycling, ☐ cable/satellite, ☐ master antenna, ☐ Internet, ☐ stormwater/drainage, ☐ other _____		
■ Utility connection charge (Par. 12) \$ <u>50.00</u>	■ You are: (check one) ☒ required to buy insurance OR ☐ not required to buy insurance (Par. 8)	
■ Agreed reletting charge (Par. 10) \$ <u>578.00</u>		
■ Special provisions (Par. 9): ALL RENTAL PAYMENTS MUST BE PAID ONLINE. Each monthly bill will contain a Rent Billing Service Fee of \$4.15 for admin and overhead costs incurred and may be increased. (With 30 days written notice.) The gas based allocated to you under the attached natural gas allocation addendum will be based on occupied units at community. Violation fees \$25 per occurrence.		

Signatures and Attachments

42. Attachments. We will provide you with a copy of the Lease as required by statute. This may be in paper format, in an electronic format if you request it, or by e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease and given to you at signing. When an Inventory and Condition form is completed, both you and we should retain a copy. The items checked below are attached to and become a part of this Lease and are binding even if not initialed or signed.

- ☐ Access Gate Addendum
- ☐ Additional Special Provisions
- ☒ Allocation Addendum for: ☐ electricity ☒ water ☒ gas
 - ☐ central system costs ☐ trash/recycling ☐ cable/satellite
 - ☒ stormwater/drainage ☒ services/government fees
- ☒ Animal Addendum
- ☒ Apartment Rules or Community Policies
- ☒ Asbestos Addendum (if asbestos is present)
- ☒ Bed Bug Addendum
- ☒ Early Termination Addendum
- ☐ Enclosed Garage, Carport, or Storage Unit Addendum
- ☐ Intrusion Alarm Addendum
- ☒ Inventory & Condition Form
- ☒ Lead Hazard Information and Disclosure Addendum
- ☐ Lease Contract Addendum for Units Participating in Government Regulated Affordable Housing Programs
- ☐ Lease Contract Guaranty (guaranties, if more than one)
- ☐ Legal Description of Apartment (optional, if rental term longer than one year)
- ☐ Military SCRA Addendum
- ☒ Mold Information and Prevention Addendum
- ☐ Move-Out Cleaning Instructions
- ☐ Notice of Intent to Move Out Form
- ☐ Parking Permit or Sticker (quantity: _____)
- ☒ Rent Concession Addendum
- ☒ Renter's or Liability Insurance Addendum
- ☐ Repair or Service Request Form
- ☒ Satellite Dish or Antenna Addendum
- ☐ Security Guidelines Addendum
- ☒ PUC Tenant Guide to Water Allocation
- ☐ Utility Submetering Addendum: ☐ electricity ☐ water ☐ gas
- ☒ Other **concession addendum**
- ☒ Other **United Apt Group Addendum**
- ☐ Other _____
- ☐ Other _____

Name, address and telephone number of locator service (if applicable —must be completed to verify TAA membership under Par. 35):

After-hours phone number (210) 824-1993
(Always call 911 for police, fire, or medical emergencies.)

Date form is executed 04/20/2021

Your Initials: RWB

43. Class Action Waiver. You agree that you will not participate in any class action claims against us or our representatives. You must file any claim against us individually, and **you expressly waive your ability to bring, represent, join or otherwise maintain a class action, collective action or similar proceeding against us in any forum.**

YOU UNDERSTAND THAT, WITHOUT THIS WAIVER, YOU COULD BE A PARTY IN A CLASS ACTION LAWSUIT. BY SIGNING THIS LEASE, YOU ACCEPT THIS WAIVER AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY. THE PROVISIONS OF THIS PAR. 43 SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS LEASE.

Resident initials: RWB

You are legally bound by this document. Please read it carefully. A facsimile or electronic signature on this Lease is as binding as an original signature.

Before submitting a rental application or signing a Lease, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties.

You are entitled to receive a copy of this Lease after it is fully signed. Keep it in a safe place. This lease is the entire agreement between you and us. You are NOT relying on any oral representations.

Resident or Residents (all sign below)

Ricky W. Baskill 04/15/2021
(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

Owner or Owner's Representative (signing on behalf of owner)

Debbie Andrad

Address and phone number of owner's representative for notice purposes
2803 Woodbury Drive

(210) 824-1993



CONTINUED ON BACK

Bed Bugs

A Guide for Rental-Housing Residents

(Adapted with permission from the National Apartment Association)

Bed bugs are wingless, flat, broadly oval-shaped insects, with a typical lifespan of 6 to 12 months. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate.

Bed bugs' increased presence across the United States in recent decades is due largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanness have caused rental-housing residents, out of shame, to avoid notifying owners of their presence. This only causes the bed bugs to spread.

While bed bugs are more attracted to clutter, they're certainly not discouraged by cleanliness. Bottom line: bed bugs know no social or economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease.

There exists no scientific evidence that bed bugs carry disease. In fact, federal agencies tasked with addressing pests of public-health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease-carrying pests. Again, claims associating bed bugs with disease are false.

Learn to identify bed bugs.

Bed bugs can often be found in, around, behind, under, or between:

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Window and door frames
- Ceiling and wall junctions
- Crown moldings
- Wall hangings and loose wallpaper
- Carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Electronic devices, such as smoke and carbon-monoxide detectors

Because bed bugs leave some people with itchy welts similar to those made by fleas and mosquitoes, the

cause of welts like that often go misdiagnosed. One distinguishing sign is that bed-bug marks often appear in succession on exposed areas of the skin such as the face, neck, and arms. But sometimes a person has no visible reaction at all from direct contact with bed bugs.

While bed bugs typically act at night, they often leave signs of their presence through fecal markings of a red to dark-brown color, visible on or near beds. Blood stains also tend to appear when the bugs have been squashed, usually by an unsuspecting sleeping host. And because they shed, it's not uncommon to find the skin casts they leave behind.

Prevent bed-bug encounters when traveling.

Because humans serve as bed bugs' main mode of transportation, it's especially important to be mindful of bed bugs when away from home. Experts attribute the spread of bed bugs across all regions of the United States largely to increases in travel and trade, both here and abroad. So travelers are encouraged to take a few minutes on arriving to thoroughly inspect their accommodations before unpacking. Because bed bugs can easily travel from one place to another, it's also a good practice to thoroughly inspect luggage and belongings for bed bugs before heading home.

Know the bed-bug dos and don'ts.

- **Don't** bring used furniture from unknown sources into your dwelling. Countless bed-bug infestations have stemmed directly from bringing home second-hand and abandoned furniture. Unless you are absolutely sure that a piece of second-hand furniture is bed-bug-free, you should assume that a seemingly nice looking leather couch, for example, is sitting curbside waiting to be hauled off to the landfill because it's teeming with bed bugs.
- **Do** inspect rental furniture, including mattresses and couches, for the presence of bed bugs before moving it into your dwelling.
- **Do** address bed-bug sightings immediately. Rental-housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Don't** try to treat bed-bug infestations yourself. Health hazards associated with the misapplication of traditional and nontraditional chemical-based insecticides and pesticides poses too great a risk to you, your family and pets, and your neighbors.
- **Do** comply with eradication protocol. If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed-bug-eradication protocol set forth by both your owner and their designated pest-management company.



Date of Lease: April 13, 2021
(when the Lease is filled out)

- 4. Community Policies and Rules.** You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.

You are entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place.

LEASE ADDENDUM FOR EARLY TERMINATION OF LEASE CONTRACT

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
2. **Right of early termination.** We understand that circumstances may arise in the future that pose a need for you to terminate this TAA Lease Contract prior to the end of the lease term. The purpose of this addendum is to give you the right to do so—subject to any special provisions in paragraph 8 below. In order to terminate early, your notice must be signed by all residents listed in paragraph 1 of the TAA Lease Contract and you must comply with all provisions of this addendum.
3. **Procedures.** You may terminate the TAA Lease Contract prior to the end of the lease term and thus avoid any potential liability exposure for non-payment of rent for the remainder of the lease term *if all of the following occur*:
- (a) you give us written notice of early termination at least 60 days prior to your early termination date (i.e., your early move-out date), which (*check one*) ☐ must be the last day of a month or ☒ may be during a month;
 - (b) you specify the early termination date in the notice, i.e., the date by which you'll move out;
 - (c) you are not in default under the TAA Lease Contract on the date you give us the notice of early termination;
 - (d) you are not in default under the TAA Lease Contract on the early termination date (move-out date);
 - (e) you move out on or before the early termination date and do not hold over;
 - (f) you pay us a \$_____ early termination fee;
 - (g) you pay us the amount of any rent or other concessions you received when signing the TAA Lease Contract; and
 - (h) you comply with any special provisions in paragraph 8 below.
4. **Payment of fees and other sums.** The early termination fee in paragraph 3(f) is due and payable no later than 7 days after you give us your early termination notice. The repayment of any rent concessions or discounts you received during the TAA Lease Contract term will be determined by the Lease Addendum for Rent Concession or Other Rent Discount. This repayment and any other monetary obligations for the entire TAA Lease Contract term are due and payable on the same day as the early termination fee, subject to any special provisions in paragraph 8 regarding the amount, calculation method, or payment date.
5. **Showing unit to prospective residents.** After you give us notice of early lease termination, paragraph 28 of the TAA Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be available immediately after your early termination date.
6. **Compliance essential.** Our deposit of all amounts due under paragraphs 3(f) and 3(g) constitutes our approval of the move-out date stated in your notice of early termination. If you fail to comply with any of the procedures or requirements in this addendum after we deposit such monies, your early termination right and this addendum will be voided automatically. In that case; (1) any amounts you have paid under this addendum will become part of your security deposit, and (2) the lease will continue without early termination. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term.
7. **Miscellaneous.** If moving out by the early termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to others. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the early termination date. Therefore, you may not stay beyond the early termination date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. “Default” as used in paragraphs 3(c) and 3(d) of this addendum means default as defined in paragraph 32 of the TAA Lease Contract. You will continue to be liable for any damages and any sums accruing and unpaid prior to the early termination date.
8. **Special provisions.** Your right of early termination (*check one*) ☐ is or ☒ is not limited to a particular fact situation. If limited, early termination may be exercised only if the following facts occur and the described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed form. Any false statements or documents presented to us regarding early termination will automatically void your early termination right and this addendum. The special provisions are: **Termination Fee due prior to move out. All concessions will be added to final bill if early termination occurs.**

Ricky W. Baskill
Signatures of All Residents

Debbie Andrada
Signature of Owner or Owner's Representative

April 13, 2021
Date of TAA Lease Contract

LEASE ADDENDUM FOR ALLOCATING WATER/WASTEWATER COSTS

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the **Uptown Heights LLC** Apartments in San Antonio, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
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 Public Utility Commission of Texas (PUC) 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 24.281 of the PUC rules (check only one):
- ☐ subdivision (i) actual occupancy;
 - ☐ subdivision (ii) ratio occupancy (PUC average for number of occupants in unit);
 - ☐ subdivision (iii) average occupancy (PUC average for number of bedrooms in unit);
 - ☒ subdivision (iv) combination of actual 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 _____ 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 PUC rules. Before calculating your portion of the bill, we will deduct for irrigation of landscaping and all other common area uses, as required by PUC 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 PUC 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 PUC; (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 PUC rules, you are notified that the average monthly bill for all dwelling units in the previous calendar year was \$ 2019 per unit, varying from \$ 30 to \$ 75 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 PUC rules. Please give us reasonable advance notice to gather the data. Any disputes relating to the computation of your bill will be between you and us.
9. **PUC.** Water allocation billing is regulated by the PUC. 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.

Ricky W. Gaskill
Signatures of All Residents

Debbie Qudrada
Signature of Owner or Owner's Representative

April 13, 2021

Date of TAA Lease Contract

Water allocation and submetering is regulated by the Texas Public Utility Commission (PUC). In accordance with PUC rules, a copy of the applicable rules are provided to you below:

SUBCHAPTER H: WATER UTILITY SUBMETERING AND ALLOCATION

§24.275. General Rules and Definitions.

- (a) Purpose and scope. The provisions of this subchapter are intended to establish a comprehensive regulatory system to assure that the practices involving submetered and allocated billing of dwelling units and multiple use facilities for water and sewer utility service are just and reasonable and include appropriate safeguards for tenants.
- (b) Application. The provisions of this subchapter apply to apartment houses, condominiums, multiple use facilities, and manufactured home rental communities billing for water and wastewater utility service on a submetered or allocated basis. The provisions of this subchapter do not limit the authority of an owner, operator, or manager of an apartment house, manufactured home rental community, or multiple-use facility to charge, bill for, or collect rent, an assessment, an administrative fee, a fee relating to upkeep or management of chilled water, boiler, heating, ventilation, air conditioning, or other building system, or any other amount that is unrelated to water and sewer utility service costs.
- (c) Definitions. The following words and terms, when used in this subchapter, have the following meanings, unless the context clearly indicates otherwise.
 - (1) Allocated utility service – Water or wastewater utility service that is master metered to an owner by a retail public utility and allocated to tenants by the owner.
 - (2) Apartment house – A building or buildings containing five or more dwelling units that are occupied primarily for nontransient use, including a residential condominium whether rented or owner occupied, and if a dwelling unit is rented, having rental paid at intervals of one month or longer.
 - (3) Condominium manager – A condominium unit owners’ association organized under Texas Property Code §82.101, or an incorporated or unincorporated entity comprising the council of owners under Chapter 81, Property Code. Condominium Manager and Manager of a Condominium have the same meaning.
 - (4) Customer service charge – A customer service charge is a rate that is not dependent on the amount of water used through the master meter.
 - (5) Dwelling unit – One or more rooms in an apartment house or condominium, suitable for occupancy as a residence, and containing kitchen and bathroom facilities; a unit in a multiple use facility; or a manufactured home in a manufactured home rental community.
 - (6) Dwelling unit base charge – A flat rate or fee charged by a retail public utility for each dwelling unit recorded by the retail public utility.
 - (7) Manufactured home rental community – A property on which spaces are rented for the occupancy of manufactured homes for nontransient residential use and for which rental is paid at intervals of one month or longer.
 - (8) Master meter – A meter used to measure, for billing purposes, all water usage of an apartment house, condominium, multiple use facility, or manufactured home rental community, including common areas, common facilities, and dwelling units.
 - (9) Multiple use facility – A commercial or industrial park, office complex, or marina with five or more units that are occupied primarily for nontransient use and are rented at intervals of one month or longer.
 - (10) Occupant – A tenant or other person authorized under a written agreement to occupy a dwelling.
 - (11) Overcharge – The amount, if any, a tenant is charged for submetered or nonsubmetered master metered utility service to the tenant’s dwelling unit after a violation occurred relating to the assessment of a portion of utility costs in excess of the amount the tenant would have been charged under this subchapter. Overcharge and Overbilling have the same meaning.
 - (12) Owner – The legal titleholder of an apartment house, a manufactured home rental community, or a multiple use facility; a condominium association; or any individual, firm, or corporation that purports to be the landlord of tenants in an apartment house, manufactured home rental community, or multiple use facility.
 - (13) Point-of-use submeter – A device located in a plumbing system to measure the amount of water used at a specific point of use, fixture, or appliance, including a sink, toilet, bathtub, or clothes washer.

- (14) Submetered utility service – Water utility service that is master metered for the owner by the retail public utility and individually metered by the owner at each dwelling unit; wastewater utility service based on submetered water utility service; water utility service measured by point-of-use submeters when all of the water used in a dwelling unit is measured and totaled; or wastewater utility service based on total water use as measured by point-of-use submeters.
- (15) Tenant – A person who owns or is entitled to occupy a dwelling unit or multiple use facility unit to the exclusion of others and, if rent is paid, who is obligated to pay for the occupancy under a written or oral rental agreement.
- (16) Undercharge – The amount, if any, a tenant is charged for submetered or nonsubmetered master metered utility service to the tenant’s dwelling unit less than the amount the tenant would have been charged under this subchapter. Overcharge and Overbilling have the same meaning.
- (17) Utility costs – Any amount charged to the owner by a retail public utility for water or wastewater service. Utility Costs and Utility Service Costs have the same meaning.
- (18) Utility service – For purposes of this subchapter, utility service includes only drinking water and wastewater.

§24.277. Owner Registration and Records.

- (a) Registration. An owner who intends to bill tenants for submetered or allocated utility service or who changes the method used to bill tenants for utility service shall register with the commission in a form prescribed by the commission.
- (b) Water quantity measurement. Except as provided by subsections (c) and (d) of this section, a manager of a condominium or the owner of an apartment house, manufactured home rental community, or multiple use facility, on which construction began after January 1, 2003, shall provide for the measurement of the quantity of water, if any, consumed by the occupants of each unit through the installation of:
 - (1) submeters, owned by the property owner or manager, for each dwelling unit or rental unit; or
 - (2) individual meters, owned by the retail public utility, for each dwelling unit or rental unit.
- (c) Plumbing system requirement. An owner of an apartment house on which construction began after January 1, 2003, and that provides government assisted or subsidized rental housing to low or very low income residents shall install a plumbing system in the apartment house that is compatible with the installation of submeters for the measurement of the quantity of water, if any, consumed by the occupants of each unit.
- (d) Installation of individual meters. On the request by the property owner or manager, a retail public utility shall install individual meters owned by the utility in an apartment house, manufactured home rental community, multiple use facility, or condominium on which construction began after January 1, 2003, unless the retail public utility determines that installation of meters is not feasible. If the retail public utility determines that installation of meters is not feasible, the property owner or manager shall install a plumbing system that is compatible with the installation of submeters or individual meters. A retail public utility may charge reasonable costs to install individual meters.
- (e) Records. The owner shall make the following records available for inspection by the tenant or the commission or commission staff at the on-site manager’s office during normal business hours in accordance with subsection (g) of this section. The owner may require that the request by the tenant be in writing and include:
 - (1) a current and complete copy of TWC, Chapter 13, Subchapter M;
 - (2) a current and complete copy of this subchapter;
 - (3) a current copy of the retail public utility’s rate structure applicable to the owner’s bill;
 - (4) information or tips on how tenants can reduce water usage;
 - (5) the bills from the retail public utility to the owner;
 - (6) for allocated billing:
 - (A) the formula, occupancy factors, if any, and percentages used to calculate tenant bills;
 - (B) the total number of occupants or equivalent occupants if an equivalency factor is used under §24.124(e)(2) of this title (relating to Charges and Calculations); and
 - (C) the square footage of the tenant’s dwelling unit or rental space and the total square footage of the apartment house, manufactured home rental

- community, or multiple use facility used for billing if dwelling unit size or rental space is used;
- (7) for submetered billing:
 - (A) the calculation of the average cost per gallon, liter, or cubic foot;
 - (B) if the unit of measure of the submeters or point-of-use submeters differs from the unit of measure of the master meter, a chart for converting the tenant’s submeter measurement to that used by the retail public utility;
 - (C) all submeter readings; and
 - (D) all submeter test results;
 - (8) the total amount billed to all tenants each month;
 - (9) total revenues collected from the tenants each month to pay for water and wastewater service; and
 - (10) any other information necessary for a tenant to calculate and verify a water and wastewater bill.
- (f) Records retention. Each of the records required under subsection (e) of this section shall be maintained for the current year and the previous calendar year, except that all submeter test results shall be maintained until the submeter is permanently removed from service.
- (g) Availability of records
- (1) If the records required under subsection (e) of this section are maintained at the on-site manager’s office, the owner shall make the records available for inspection at the on-site manager’s office within three days after receiving a written request.
 - (2) If the records required under subsection (e) of this section are not routinely maintained at the on-site manager’s office, the owner shall provide copies of the records to the on-site manager within 15 days of receiving a written request from a tenant or the commission or commission staff.
 - (3) If there is no on-site manager, the owner shall make copies of the records available at the tenant’s dwelling unit at a time agreed upon by the tenant within 30 days of the owner receiving a written request from the tenant.
 - (4) Copies of the records may be provided by mail if postmarked by midnight of the last day specified in paragraph (1), (2), or (3) of this subsection.

§24.279. Rental Agreement.

- (a) Rental agreement content. The rental agreement between the owner and tenant shall clearly state in writing:
 - (1) the tenant will be billed by the owner for submetered or allocated utility services, whichever is applicable;
 - (2) which utility services will be included in the bill issued by the owner;
 - (3) any disputes relating to the computation of the tenant’s bill or the accuracy of any submetering device will be between the tenant and the owner;
 - (4) the average monthly bill for all dwelling units in the previous calendar year and the highest and lowest month’s bills for that period;
 - (5) if not submetered, a clear description of the formula used to allocate utility services;
 - (6) information regarding billing such as meter reading dates, billing dates, and due dates;
 - (7) the period of time by which owner will repair leaks in the tenant’s unit and in common areas, if common areas are not submetered;
 - (8) the tenant has the right to receive information from the owner to verify the utility bill; and
 - (9) for manufactured home rental communities and apartment houses, the service charge percentage permitted under §24.1 24(d)(3) (related to Charges and Calculations) of this title that will be billed to tenants.
- (b) Requirement to provide rules. At the time a rental agreement is discussed, the owner shall provide a copy of this subchapter or a copy of the rules to the tenant to inform the tenant of his rights and the owner’s responsibilities under this subchapter.
- (c) Tenant agreement to billing method changes. An owner shall not change the method by which a tenant is billed unless the tenant has agreed to the change by signing a lease or other written agreement. The owner shall provide notice of the proposed change at least 35 days prior to implementing the new method.
- (d) Change from submetered to allocated billing. An owner shall not change from

submetered billing to allocated billing, except after receiving written approval from the commission after a demonstration of good cause and if the rental agreement requirements under subsections (a), (b), and (c) of this section have been met. Good cause may include:

- (1) equipment failures; or
 - (2) meter reading or billing problems that could not feasibly be corrected.
- (e) Waiver of tenant rights prohibited. A rental agreement provision that purports to waive a tenant’s rights or an owner’s responsibilities under this subchapter is void.

§24.281. Charges and Calculations.

- (a) Prohibited charges. Charges billed to tenants for submetered or allocated utility service may only include bills for water or wastewater from the retail public utility and must not include any fees billed to the owner by the retail public utility for any deposit, disconnect, reconnect, late payment, or other similar fees.
- (b) Dwelling unit base charge. If the retail public utility’s rate structure includes a dwelling unit base charge, the owner shall bill each dwelling unit for the base charge applicable to that unit. The owner may not bill tenants for any dwelling unit base charges applicable to unoccupied dwelling units.
- (c) Customer service charge. If the retail public utility’s rate structure includes a customer service charge, the owner shall bill each dwelling unit the amount of the customer service charge divided by the total number of dwelling units, including vacant units, that can receive service through the master meter serving the tenants.
- (d) Calculations for submetered utility service. The tenant’s submetered charges must include the dwelling unit base charge and customer service charge, if applicable, and the gallonage charge and must be calculated each month as follows:
 - (1) water utility service: the retail public utility’s total monthly charges for water service (less dwelling unit base charges or customer service charges, if applicable), divided by the total monthly water consumption measured by the retail public utility to obtain an average water cost per gallon, liter, or cubic foot, multiplied by the tenant’s monthly consumption or the volumetric rate charged by the retail public utility to the owner multiplied by the tenant’s monthly water consumption;
 - (2) wastewater utility service: the retail public utility’s total monthly charges for wastewater service (less dwelling unit base charges or customer service charges, if applicable), divided by the total monthly water consumption measured by the retail public utility, multiplied by the tenant’s monthly consumption or the volumetric wastewater rate charged by the retail public utility to the owner multiplied by the tenant’s monthly water consumption;
 - (3) service charge for manufactured home rental community or the owner or manager of apartment house: a manufactured home rental community or apartment house may charge a service charge in an amount not to exceed 9% of the tenant’s charge for submetered water and wastewater service, except when:
 - (A) the resident resides in a unit of an apartment house that has received an allocation of low income housing tax credits under Texas Government Code, Chapter 2306, Subchapter DD; or
 - (B) the apartment resident receives tenant-based voucher assistance under United States Housing Act of 1937 Section 8, (42 United States Code, § 1437f); and
 - (4) final bill on move-out for submetered service: if a tenant moves out during a billing period, the owner may calculate a final bill for the tenant before the owner receives the bill for that period from the retail public utility. If the owner is billing using the average water or wastewater cost per gallon, liter, or cubic foot as described in paragraph (1) of this subsection, the owner may calculate the tenant’s bill by calculating the tenant’s average volumetric rate for the last three months and multiplying that average volumetric rate by the tenant’s consumption for the billing period.
- (e) Calculations for allocated utility service.
 - (1) Before an owner may allocate the retail public utility’s master meter bill for water and sewer service to the tenants, the owner shall first deduct:
 - (A) dwelling unit base charges or customer service charge, if applicable; and
 - (B) common area usage such as installed landscape irrigation systems, pools and laundry rooms, if any, as follows:
 - (i) if all common areas are separately metered or submetered, deduct the actual common area usage;
 - (ii) if common areas that are served through the master meter that provides water to the dwelling units are not separately metered or

submetered and there is an installed landscape irrigation system, deduct at least 25% of the retail public utility's master meter bill;

- (iii) if all water used for an installed landscape irrigation system is metered or submetered and there are other common areas such as pools or laundry rooms that are not metered or submetered, deduct at least 5% of the retail public utility's master meter bill; or
- (iv) if common areas that are served through the master meter that provides water to the dwelling units are not separately metered or submetered and there is no installed landscape irrigation system, deduct at least 5% of the retail public utility's master meter bill.

(2) To calculate a tenant's bill:

(A) for an apartment house, the owner shall multiply the amount established in paragraph (1) of this subsection by:

- (i) the number of occupants in the tenant's dwelling unit divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered; or
- (ii) the number of occupants in the tenant's dwelling unit using a ratio occupancy formula divided by the total number of occupants in all dwelling units at the beginning of the retail public utility's billing period using the same ratio occupancy formula to determine the total. The ratio occupancy formula will reflect what the owner believes more accurately represents the water use in units that are occupied by multiple tenants. The ratio occupancy formula that is used must assign a fractional portion per tenant of no less than that on the following scale:

- (I) dwelling unit with one occupant = 1;
- (II) dwelling unit with two occupants = 1.6;
- (III) dwelling unit with three occupants = 2.2; or
- (IV) dwelling unit with more than three occupants = $2.2 + 0.4$ per each additional occupant over three; or

(iii) the average number of occupants per bedroom, which shall be determined by the following occupancy formula. The formula must calculate the average number of occupants in all dwelling units based on the number of bedrooms in the dwelling unit according to the scale below, notwithstanding the actual number of occupants in each of the dwelling unit's bedrooms or all dwelling units:

- (I) dwelling unit with an efficiency = 1;
- (II) dwelling unit with one bedroom = 1.6;
- (III) dwelling unit with two bedrooms = 2.8;
- (IV) dwelling unit with three bedrooms = $4 + 1.2$ for each additional bedroom; or

(iv) a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage. The square footage portion must be based on the total square footage living area of the dwelling unit as a percentage of the total square footage living area of all dwelling units of the apartment house; or

(v) the individually submetered hot or cold water usage of the tenant's dwelling unit divided by all submetered hot or cold water usage in all dwelling units;

(B) a condominium manager shall multiply the amount established in paragraph (1) of this subsection by any of the factors under subparagraph (A) of this paragraph or may follow the methods outlined in the condominium contract;

(C) for a manufactured home rental community, the owner shall multiply the amount established in paragraph (1) of this subsection by:

- (i) any of the factors developed under subparagraph (A) of this paragraph; or
- (ii) the area of the individual rental space divided by the total area of all rental spaces; and

(D) for a multiple use facility, the owner shall multiply the amount

established in paragraph (1) of this subsection by:

(I) any of the factors developed under subparagraph (A) of this paragraph; or

(II) the square footage of the rental space divided by the total square footage of all rental spaces.

(3) If a tenant moves in or out during a billing period, the owner may calculate a bill for the tenant. If the tenant moves in during a billing period, the owner shall prorate the bill by calculating a bill as if the tenant were there for the whole month and then charging the tenant for only the number of days the tenant lived in the unit divided by the number of days in the month multiplied by the calculated bill. If a tenant moves out during a billing period before the owner receives the bill for that period from the retail public utility, the owner may calculate a final bill. The owner may calculate the tenant's bill by calculating the tenant's average bill for the last three months and multiplying that average bill by the number of days the tenant was in the unit divided by the number of days in that month.

(f) Conversion to approved allocation method. An owner using an allocation formula other than those approved in subsection (e) of this section shall immediately provide notice as required under §24.123(c) of this title (relating to Rental Agreement) and either:

- (1) adopt one of the methods in subsection (e) of this section; or
- (2) install submeters and begin billing on a submetered basis; or
- (3) discontinue billing for utility services.

§24.283. Billing.

(a) Monthly billing of total charges. The owner shall bill the tenant each month for the total charges calculated under §24.124 of this title (relating to Charges and Calculations). If it is permitted in the rental agreement, an occupant or occupants who are not residing in their rental unit for a period longer than 30 days may be excluded from the occupancy calculation and from paying a water and sewer bill for that period.

(b) Rendering bill.

- (1) Allocated bills shall be rendered as promptly as possible after the owner receives the retail public utility bill.
- (2) Submeter bills shall be rendered as promptly as possible after the owner receives the retail public utility bill or according to the time schedule in the rental agreement if the owner is billing using the retail public utility's rate.

(c) Submeter reading schedule. Submeters or point-of-use submeters shall be read within three days of the scheduled reading date of the retail public utility's master meter or according to the schedule in the rental agreement if the owner is billing using the retail public utility's rate.

(d) Billing period.

- (1) Allocated bills shall be rendered for the same billing period as that of the retail public utility, generally monthly, unless service is provided for less than that period.
- (2) Submeter bills shall be rendered for the same billing period as that of the retail public utility, generally monthly, unless service is provided for less than that period. If the owner uses the retail public utility's actual rate, the billing period may be an alternate billing period specified in the rental agreement.

(e) Multi-item bill. If issued on a multi-item bill, charges for submetered or allocated utility service must be separate and distinct from any other charges on the bill.

(f) Information on bill. The bill must clearly state that the utility service is submetered or allocated, as applicable, and must include all of the following:

- (1) total amount due for submetered or allocated water;
- (2) total amount due for submetered or allocated wastewater;
- (3) total amount due for dwelling unit base charge(s) or customer service charge(s) or both, if applicable;
- (4) total amount due for water or wastewater usage, if applicable;
- (5) the name of the retail public utility and a statement that the bill is not from the retail public utility;
- (6) name and address of the tenant to whom the bill is applicable;
- (7) name of the firm rendering the bill and the name or title, address, and telephone number of the firm or person to be contacted in case of a billing dispute; and

- (8) name, address, and telephone number of the party to whom payment is to be made.
- (g) Information on submetered service. In addition to the information required in subsection (f) of this section, a bill for submetered service must include all of the following:
 - (1) the total number of gallons, liters, or cubic feet submetered or measured by point-of-use submeters;
 - (2) the cost per gallon, liter, or cubic foot for each service provided; and
 - (3) total amount due for a service charge charged by an owner of a manufactured home rental community, if applicable.
- (h) Due date. The due date on the bill may not be less than 16 days after it is mailed or hand delivered to the tenant, unless the due date falls on a federal holiday or weekend, in which case the following work day will be the due date. The owner shall record the date the bill is mailed or hand delivered. A payment is delinquent if not received by the due date.
- (i) Estimated bill. An estimated bill may be rendered if a master meter, submeter, or point-of-use submeter has been tampered with, cannot be read, or is out of order; and in such case, the bill must be distinctly marked as an estimate and the subsequent bill must reflect an adjustment for actual charges.
- (j) Payment by tenant. Unless utility bills are paid to a third-party billing company on behalf of the owner, or unless clearly designated by the tenant, payment must be applied first to rent and then to utilities.
- (k) Overbilling and underbilling. If a bill is issued and subsequently found to be in error, the owner shall calculate a billing adjustment. If the tenant is due a refund, an adjustment must be calculated for all of that tenant's bills that included overcharges. If the overbilling or underbilling affects all tenants, an adjustment must be calculated for all of the tenants' bills. If the tenant was undercharged, and the cause was not due to submeter or point-of-use submeter error, the owner may calculate an adjustment for bills issued in the previous six months. If the total undercharge is \$25 or more, the owner shall offer the tenant a deferred payment plan option, for the same length of time as that of the underbilling. Adjustments for usage by a previous tenant may not be back billed to a current tenant.
- (l) Disputed bills. In the event of a dispute between a tenant and an owner regarding any bill, the owner shall investigate the matter and report the results of the investigation to the tenant in writing. The investigation and report must be completed within 30 days from the date the tenant gives written notification of the dispute to the owner.
- (m) Late fee. A one-time penalty not to exceed 5% may be applied to delinquent accounts. If such a penalty is applied, the bill must indicate the amount due if the late penalty is incurred. No late penalty may be applied unless agreed to by the tenant in a written lease that states the percentage amount of such late penalty.

§24.287. Submeters or Point-of-Use Submeters and Plumbing Fixtures.

- (a) Submeters or point-of-use submeters
 - (1) Same type submeters or point-of-use submeters required. All submeters or point-of-use submeters throughout a property must use the same unit of measurement, such as gallon, liter, or cubic foot.
 - (2) Installation by owner. The owner shall be responsible for providing, installing, and maintaining all submeters or point-of-use submeters necessary for the measurement of water to tenants and to common areas, if applicable.
 - (3) Submeter or point-of-use submeter tests prior to installation. No submeter or point-of-use submeter may be placed in service unless its accuracy has been established. If any submeter or point-of-use submeter is removed from service, it must be properly tested and calibrated before being placed in service again.
 - (4) Accuracy requirements for submeters and point-of-use submeters. Submeters must be calibrated as close as possible to the condition of zero error and within the accuracy standards established by the American Water Works Association (AWWA) for water meters. Point-of-use submeters must be calibrated as closely as possible to the condition of zero error and within the accuracy standards established by the American Society of Mechanical Engineers (ASME) for point-of-use and branch-water submetering systems.
 - (5) Location of submeters and point-of-use submeters. Submeters and

point-of-use submeters must be installed in accordance with applicable plumbing codes and AWWA standards for water meters or ASME standards for point-of-use submeters, and must be readily accessible to the tenant and to the owner for testing and inspection where such activities will cause minimum interference and inconvenience to the tenant.

- (6) Submeter and point-of-use submeter records. The owner shall maintain a record on each submeter or point-of-use submeter which includes:
 - (A) an identifying number;
 - (B) the installation date (and removal date, if applicable);
 - (C) date(s) the submeter or point-of-use submeter was calibrated or tested;
 - (D) copies of all tests; and
 - (E) the current location of the submeter or point-of-use submeter.
- (7) Submeter or point-of-use submeter test on request of tenant. Upon receiving a written request from the tenant, the owner shall either:
 - (A) provide evidence, at no charge to the tenant, that the submeter or point-of-use submeter was calibrated or tested within the preceding 24 months and determined to be within the accuracy standards established by the AWWA for water meters or ASME standards for point-of-use submeters; or
 - (B) have the submeter or point-of-use submeter removed and tested and promptly advise the tenant of the test results.
- (8) Billing for submeter or point-of-use submeter test.
 - (A) The owner may not bill the tenant for testing costs if the submeter fails to meet AWWA accuracy standards for water meters or ASME standards for point-of-use submeters. PROJECT NO. 42190 PROPOSAL FOR ADOPTION PAGE 345 OF 379.
 - (B) The owner may not bill the tenant for testing costs if there is no evidence that the submeter or point-of-use submeter was calibrated or tested within the preceding 24 months.
 - (C) The owner may bill the tenant for actual testing costs (not to exceed \$25) if the submeter meets AWWA accuracy standards or the point-of-use submeter meets ASME accuracy standards and evidence as described in paragraph (7)(A) of this subsection was provided to the tenant.
- (9) Bill adjustment due to submeter or point-of-use submeter error. If a submeter does not meet AWWA accuracy standards or a point-of-use submeter does not meet ASME accuracy standards and the tenant was overbilled, an adjusted bill must be rendered in accordance with §24.125(k) of this title (relating to Billing). The owner may not charge the tenant for any underbilling that occurred because the submeter or point-of-use submeter was in error.
- (10) Submeter or point-of-use submeter testing facilities and equipment. For submeters, an owner shall comply with the AWWA's meter testing requirements. For point-of-use meters, an owner shall comply with ASME's meter testing requirements.
- (b) Plumbing fixtures. After January 1, 2003, before an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium may implement a program to bill tenants for submetered or allocated water service, the owner or manager shall adhere to the following standards:
 - (1) Texas Health and Safety Code, §372.002, for sink or lavatory faucets, faucet aerators, and showerheads;
 - (2) perform a water leak audit of each dwelling unit or rental unit and each common area and repair any leaks found; and
 - (3) not later than the first anniversary of the date an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium begins to bill for submetered or allocated water service, the owner or manager shall:
 - (A) remove any toilets that exceed a maximum flow of 3.5 gallons per flush; and
 - (B) install toilets that meet the standards prescribed by Texas Health and Safety Code, §372.002.
- (c) Plumbing fixture not applicable. Subsection (b) of this section does not apply to a manufactured home rental community owner who does not own the manufactured homes located on the property of the manufactured home rental community.

LEASE ADDENDUM FOR ALLOCATING NATURAL GAS COSTS

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
2. **Reason for allocation.** When natural gas bills are paid by the property owner, residents have no incentive to conserve gas and heat. 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. On the other hand, allocation of gas raises everyone's awareness of the need to conserve gas and heat and to pay attention to the thermostat and heat loss through open doors or windows. It should therefore minimize the necessity for rent increases to cover wasteful practices of other residents regarding heating and gas consumption.
3. **Your payment due date.** Payment of your allocated gas 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 \$_____ (not to exceed \$3) if we do not receive timely payment. If you are late in paying the gas bill, we may not cut off your gas; 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 natural gas. Instead, you will be receiving a separate bill from us each month for gas. We may include this item as a separate and distinct charge as part of a multi-item bill.
- You agree to and we will allocate the monthly gas bill for the apartment community based on the allocation method checked below.
- ☐ A percentage reflecting your apartment unit's share of the total square footage in the apartment community, i.e., your unit's square footage divided by the total square footage in all apartment units.
 - ☐ A percentage reflecting your apartment unit's share of the total number of people living in the apartment community, i.e., the number of people living in your apartment divided by the total number of people living in the entire apartment community for the month. ("People" for this purpose are all residents and occupants listed in leases at the apartment community as having a right to occupy the respective units.)
 - ☒ Half of your allocation will be based on your apartment unit's share of total square footage and half will be based on your share of total people living in the apartment community, as described above.
 - ☐ Per dwelling unit
 - ☐ Other formula
5. **Common area deduction.** Only the total mastermeter gas bill will be allocated. Before the bill is allocated, a deduction of 5 percent will be made to cover estimated gas consumption in any common areas, such as: (1) gas dryers and room heating in laundry rooms; or (2) hot water heating for pools, spas or laundry rooms. Penalties or interest for any late payment of the mastermeter gas bill by us will be paid for by us and will not be allocated. A nominal administrative fee of \$_____ per month (not to exceed \$3) will be added to your bill for processing, billing and/or collecting.
6. **Change of allocation formula.** The above allocation formula for determining your share of the natural gas bill cannot be changed except as follows: (1) you receive notice of the new formula at least 35 days before it takes effect; and (2) you agree to the change in a signed lease renewal or signed mutual agreement.
7. **Right to examine records.** You may examine our gas bills from the utility company and our calculations relating to the monthly allocation of the gas bills during regular weekday office hours. Please give us reasonable advance notice to gather the data.

Ricky W. Gaskill
Signatures of All Residents

Debbie Andrada
Signature of Owner or Owner's Representative

April 13, 2021
Date of TAA Lease Contract

Mold Information and Prevention Addendum

Date of Lease: **April 13, 2021**
(when the Lease is filled out)

Please note: We want to maintain a high-quality living environment for our residents. To help achieve this goal, it is important that we work together to minimize any mold growth in your dwelling. This addendum contains important information for you, and responsibilities for both you and us.

1. Addendum. This is an addendum to the Lease Contract executed by you, the resident or residents, on the dwelling you have agreed to rent.

That dwelling is: Unit # 802

at Uptown Heights LLC

(name of apartments)

or other dwelling located at _____

(street address of house, duplex, etc.)

City/State/Zip where dwelling is located: _____

2. About Mold. Mold is found everywhere in our environment, both indoors and outdoors and in both new and old structures. Molds are nothing new—they are natural microscopic organisms that reproduce by spores. They have always been with us. In the environment, molds break down organic matter and use the end product for food. Without molds we would all be struggling with large amounts of dead organic matter. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing, and other materials. Mold can grow inside a dwelling when excess moisture is present. There is conflicting scientific evidence about how much mold must accumulate before it creates adverse health effects on people and animals. Even so, we must take appropriate precautions to prevent its buildup.

3. Preventing Mold Begins with You. To minimize the potential for mold growth in your dwelling, you must:

- Keep your dwelling clean—particularly the kitchen, the bathrooms, carpets, and floors. Regular vacuuming and mopping of floors, plus cleaning hard surfaces using a household cleaner, are all important to remove the household dirt and debris that harbor mold or food for mold. Throw away moldy food immediately.
- Remove visible moisture accumulations on windows, walls, ceilings, floors, and other surfaces as soon as reasonably possible. Look for leaks in washing-machine hoses and discharge lines—especially if the leak is large enough for water to seep into nearby walls. If your dwelling has them, turn on exhaust fans in the bathroom before showering and in the kitchen before cooking with open pots. Also when showering, keep the shower curtain inside the tub (or fully close the shower doors). Experts also recommend that after a shower or bath you (1) wipe moisture off shower walls, shower doors, the bathtub, and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.
- Promptly notify us in writing about any air-conditioning or heating-system problems you discover. Follow any of our rules about replacing air filters. It's also good practice to open windows and doors periodically on days when the outdoor weather is dry (i.e., humidity is below 50%) to help humid areas of your dwelling dry out.
- Promptly notify us in writing of any signs of water leaks, water infiltration, or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation as necessary.

4. Avoiding Moisture Buildup. To avoid mold growth, it's important to prevent excess moisture buildup in your dwelling. Failing to promptly attend to leaks and moisture accumulations on dwelling surfaces can encourage mold growth, especially in places where they might get inside walls or ceilings. Prolonged moisture can come from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors, and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, sinks, washing machines, dehumidifiers, refrigerator or air-conditioner drip pans, or clogged air-conditioner condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting or caulking around showers, bathtubs, or sinks;
- washing-machine hose leaks, plant-watering overflows, pet urine, cooking spills, beverage spills, and steam from excessive open-pot cooking;
- leaks from clothes-dryer discharge vents (which can put a lot of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls, and bathroom floors.

5. Cleaning Mold. If small areas of mold have already accumulated on nonporous surfaces (such as ceramic tile, formica, vinyl flooring, metal, wood, or plastic), the Environmental Protection Agency recommends that you first clean the areas with soap (or detergent) and water and let the surface dry thoroughly. (Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.) When the surface is dry—and within 24 hours of cleaning—apply a premixed spray-on household biocide such as Lysol Disinfectant®, Original Pine-Sol® Cleaner, Tilex Mold & Mildew Remover® or Clorox® Clean-up® Cleaner + Bleach. (Note two things: First, only a few of the common household cleaners can actually kill mold. Second, Tilex and Clorox contain bleach, which can discolor or stain surfaces, so follow the instructions on the container.) Always clean and apply a biocide to an area five or six times larger than any mold you see—mold can be present but not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove nonvisible mold products from porous items such as fibers in sofas, chairs, drapes, and carpets—provided the fibers are completely dry. Machine washing or dry-cleaning will remove mold from clothes.

6. Warning for Porous Surfaces and Large Surfaces. Do not clean or apply biocides to visible mold on porous surfaces such as sheetrock walls or ceilings or to large areas of visible mold on nonporous surfaces. Instead, notify us in writing and we will take appropriate action to comply with Section 92.051 et seq. of the Texas Property Code, subject to the special exceptions for natural disasters.

7. Compliance. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions about this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

If you fail to comply with this addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.

Resident or Residents (all sign below)

Ricky W. Baskill
(Name of Resident)

04/15/2021
Date signed

(Name of Resident)

Date signed

(Name of Resident)

Date signed

(Name of Resident)

Date signed

(Name of Resident)

Date signed

(Name of Resident)

Date signed

Owner or Owner's Representative (sign below)

Debbie Audrada
Date signed

04/20/2021
Date signed

You are entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place.



Security Guidelines for Residents
Addendum

Date of Lease: April 13, 2021
(when the Lease is filled out)

1. Addendum. This is an addendum to the Lease Contract ("Lease") executed by you, the resident(s), on the dwelling you have agreed to rent. That dwelling is:

Apt. # 802 at Uptown Heights LLC

(name of apartments)

or other dwelling located at

(street address of house, duplex, etc.)

City/State where dwelling is located

2. Security Guidelines. We disclaim any express or implied warranties of security. We care about your safety and that of other occupants and guests. No security system is failsafe. Even the best system can't prevent crime. Always act as if security systems don't exist since they are subject to malfunction, tampering, and human error. The best safety measures are the ones you perform as a matter of common sense and habit.

Inform all other occupants in your dwelling, including any children you may have, about these guidelines. We recommend that all residents and occupants use common sense and follow crime prevention tips, such as those listed below:

- In case of emergency, call 911. Always report emergencies to authorities first and then contact the management.
- Report any suspicious activity to the police first, and then follow up with a written notice to us.
- Know your neighbors. Watching out for each other is one of the best defenses against crime.

- Always be aware of your surroundings and avoid areas that are not well-traveled or well-lit.
- Keep your keys handy at all times when walking to your car or home.
- Do not go inside if you arrive home and find your door open. Call the police from another location and ask them to meet you before entering.
- Make sure locks, latches and sliding glass doors are properly secured at all times.
- Use the keyless deadbolt in your unit when you are at home.
- Don't put your name or address on your key ring or hide extra keys in obvious places, like under a flower pot. If you lose a key or have concerns about key safety, we will rekey your locks at your expense, in accordance with paragraph 11 of the Lease.
- Check the door viewer before answering the door. Don't open the door if you don't know the person or have any doubts. Children who are old enough to take care of themselves should never let anyone inside when home without an adult.
- Regularly check your security devices, smoke alarms and other detection devices to make sure they are working properly. Alarm and detection device batteries should be tested monthly and replaced at least twice a year.
- Immediately report in writing (dated and signed) to us any needed repairs of security devices, doors, windows, smoke alarms and other detection devices, as well as any other malfunctioning safety devices on the property, such as broken access gates, burned out exterior lights, etc.

Resident or Residents (all sign below)

Ricky W. Baskill 04/15/2021
(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

(Name of Resident) Date signed

Owner or Owner's Representative (sign below)

Debbie Andrade 04/20/2021
Date signed

You are entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place.



LEASE ADDENDUM FOR CONCESSION, CREDIT OR OTHER DISCOUNT

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas

OR

the house, duplex, etc. located at (street address) _____ in _____, Texas.

2. **Concession or discount.** As an incentive and bonus to you for signing the TAA Lease Contract, choosing our property, and agreeing to fulfill your obligations for the entire term of the TAA Lease Contract, you will receive a concession, credit or discount described below. [Check all that apply]

☒ One-time concession. You will receive a one-time concession in the total amount of \$ 100.00. This concession will be credited to your charges for the month(s) of off May 2021 rent

☐ Monthly discount. You will receive a monthly discount of \$ _____ for _____ months.

Special provisions: *If resident does not pay rent on or before the 3rd of the month, resident required to pay full rent per paragraph 6 of the lease contract; forfeiting the discount for each month rent is not paid on or before the 3rd of each month. Applicable charges set forth in Paragraph 6 still apply. If lease is not fulfilled all concessions/discounts will be charged back.

3. **Payment or repayment for breach.** If you move out or terminate your TAA Lease Contract early, in violation of the TAA Lease Contract, you forfeit the concession or credit received under this addendum.

If you fail to pay all of your obligations under the TAA Lease Contract, then you will be required to immediately repay us the amounts of all concessions and/or discounts that you actually received from us for the months you resided in your dwelling, in addition to all other sums due under the TAA Lease Contract for unauthorized surrender or abandonment by the resident (see TAA Lease Contract Par. 41).

Ricky W. Gaskill
Signatures of All Residents

Debbie Andrada
Signature of Owner or Owner's Representative

April 13, 2021
Date of TAA Lease Contract

LEASE ADDENDUM FOR ALLOCATING STORMWATER/DRAINAGE COSTS

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
2. **Reason for allocation.** Governmental entities impose stormwater/drainage fees to help pay for the cost of maintaining the infrastructure needed to prevent flooding and lessen the impact of pollution on our water system. These fees can be significant. Our property has chosen to allocate this fee so residents are more aware of the true costs associated with these fees and so it is not necessary to raise rents to keep pace with these fee increases.
3. **Your payment due date.** Payment of your allocated stormwater/drainage 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 stormwater/drainage bill if we do not receive timely payment. If you are late in paying the stormwater/drainage bill, we may immediately exercise all lawful remedies under your lease contract, 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 stormwater/drainage costs. Instead, you will be receiving a separate bill from us each month for stormwater/drainage. We may include this item as a separate and distinct charge as part of a multi-item bill.
- You agree to and we will allocate the monthly stormwater/drainage bill for the apartment community based on the allocation method checked below. (*check only one*)
- ☐ A percentage reflecting your apartment unit's share of the total square footage in the apartment community, i.e. your unit's square footage divided by the total square footage in all apartment units.
 - ☐ A percentage reflecting your apartment unit's share of the total number of people living in the apartment community, i.e. the number of people living in your apartment divided by the total number of people living in the entire apartment community for the month. ("People" for this purpose are all residents and occupants listed in leases at the apartment community as having a right to occupy the respective units).
 - ☐ Half of your allocation will be based on your apartment's share of total square footage and half will be based on your share of total people living in the apartment community, as described above.
 - ☒ Per dwelling unit
 - ☐ Other formula (*see attached page*)
5. **Penalties and fees.** Only the total stormwater/drainage bill will be allocated. Penalties or interest for any late payment of the master stormwater/drainage bill by us will be paid for by us and will not be allocated. A nominal administrative fee of \$_____ per month (not to exceed \$3) will be added to your bill for processing, billing and/or collecting.
6. **Change of allocation formula.** The above allocation formula for determining your share of the stormwater/drainage bill cannot be changed except as follows: (1) you receive notice of the new formula at least 35 days before it takes effect; and (2) you agree to the change in a signed lease renewal or signed mutual agreement.
7. **Right to examine records.** You may examine our stormwater/drainage bills from the utility company, and our calculations relating to the monthly allocation of the stormwater/drainage bills during regular weekday office hours. Please give us reasonable advance notice to gather the data.

Ricky W. Gaskill

Signatures of All Residents

Debbie Andrade

Signature of Owner or Owner's Representative

April 13, 2021

Date of TAA Lease Contract

LEASE ADDENDUM FOR TRASH REMOVAL AND RECYCLING COSTS—FLAT FEE

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas
- OR
- the house, duplex, etc. located at (street address) _____ in _____, Texas.
2. **Flat fee for trash/recycling costs.** Your monthly rent under the TAA Lease Contract does *not* include a charge for trash removal. Instead, you will be receiving a separate bill from us for such service. You agree to pay a monthly fee of \$ 10.00 for the removal of trash and/or recycling for the apartment community, plus a nominal administrative fee of \$ 3.00 per month (not to exceed \$3) for processing and billing.
- Your trash/recycling bill may include state and local sales taxes as required by state law.
3. **Payment due date.** Payment of your trash removal and recycling bill is due 16 days after the date it is postmarked or hand delivered to your apartment. We may include this item as a separate and distinct charge as part of a multi-item bill. 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. There will be a late charge of \$ _____ (not to exceed \$3) if we do not receive timely payment of your trash/recycling bill, but we are not obligated to accept late payment. If you are late in paying the trash removal/recycling bill, we may immediately exercise all lawful remedies under your lease contract, including eviction.

Ricky W. Gaskill
Signatures of All Residents

Debbie Andrada
Signature of Owner or Owner's Representative

April 13, 2021
Date of TAA Lease Contract

LEASE ADDENDUM ADDRESSING CARRYING HANDGUNS ONSITE

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. 802 in the Uptown Heights LLC Apartments in San Antonio, Texas. The terms of this addendum will control if the terms of the Lease and this addendum conflict.
2. **Texas law.** Texas allows qualified people to get a license to carry a handgun in either a "concealed" or "open" fashion. However, we may restrict even licensed holders from carrying handguns on our property. If we provide notice of our policy restricting the carrying of handguns, and you do not comply, you will be in violation of the Lease and may be engaging in criminal trespass.
3. **Community handgun carry policy.** Unlicensed persons may not carry a handgun anywhere in the apartment community, other than to transport their handguns between their apartments and their vehicles as long as handguns are not in plain view. Whether or not you hold a license under the Texas handgun licensing law, by signing this addendum, you understand and agree as follows (the specific agreements are indicated by the options that are marked):
- ☐ Option 1: Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun. The only exception is that we allow license holders to transport their handguns between their vehicles and their apartments.
 - ☐ Option 2: Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly. The only exception is that we allow license holders to transport their handguns between their vehicles and their apartments.
 - ☐ Option 3: Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter ☐ the leasing office or ☐ any common rooms/amenities of this property with a concealed handgun. (If neither is checked, concealed handguns are prohibited in both).
 - ☒ Option 4: Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter ☐ the leasing office or ☐ any common rooms/amenities of this property with a handgun that is carried openly. (If neither is checked, openly carried handguns are prohibited in both).
4. **General acknowledgment and agreement.** By signing this addendum, you acknowledge and agree that:
- (a) you and your occupants and guests will adhere to any of our other policies concerning handguns as set forth in the Lease or any community policies we issue;
 - (b) you have been provided the apartment community's policy or policies concerning handguns and will follow them;
 - (c) you will inform all of your occupants or guests what the apartment community's policy or policies concerning handguns are and that they are subject to the same policy or policies as you;
 - (d) you understand that a violation of this addendum will be a violation of the Lease and could be considered criminal trespass under Texas law; and
 - (e) you will promptly provide written notice to us of any violations of our handgun or other weapons policies that you observe.
5. **Assumption of risk/waiver.** By signing this addendum and taking possession of the apartment, you acknowledge and agree that:
- (a) we do not guarantee a gun-free environment at the apartment community and we cannot guarantee anyone's safety;
 - (b) no action or omission by us under this addendum may be considered a waiver of our rights, or of any subsequent violation, default, or time or place of performance, even if we have actual knowledge of, or have been provided with written notice of a violation;
 - (c) our efforts to restrict the carrying of handguns at the apartment community do not in any way enlarge, restrict or otherwise change the standard of care that we would have to you or any other household in the apartment community to render any areas in the apartment community any safer, more secure, or improved as compared to any other rental property;
 - (d) we disclaim any express or implied warranties that any part of the apartment community will have any higher or improved safety or security standards than any other rental property;
 - (e) we cannot and do not warrant or promise that any part of the apartment community is or will be free from handguns or other weapons; and
 - (f) our ability to effectively monitor or enforce this addendum depends in large part on your and your occupants' and guests' cooperation and compliance.

Ricky W. Baskill
Signatures of All Residents

Debbie Andrada
Signature of Owner or Owner's Representative

April 13, 2021
Date of TAA Lease Contract

E-SIGNATURE CERTIFICATE

This certificate details the actions recorded during the signing of this Document.



DOCUMENT INFORMATION

Status	Signed
Document ID	260354796
Submitted	04/20/21
Total Pages	29
Forms Included	Lead Hazard Disclosure Addendum, Apartment Lease Form, Bed Bug Addendum, Asbestos Addendum, , Water/Wastewater Cost Allocation Addendum, Natural Gas Cost Allocation Addendum, Mold Information and Prevention Addendum, Security Guidelines, Addendum for Rent Concession, Lease Addendum for Allocating Stormwater/Drainage Costs, Lease Addendum for Trash Removal and Recycling Costs - Flat Fee, Lease Addendum for Addressing Carrying Firearms Onsite

PARTIES

Ricky W. Gaskill

signer key: 186af24f3aaf5996830fbb56e3b1fd8d
IP address: 24.243.0.187
signing method: Blue Moon eSignature Services
authentication method: eSignature by email rgaskill@satx.rr.com
browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/89.0.4389.128 Safari/537.36 Edg/89.0.774.77

Ricky W. Gaskill

Debbie Andrada

signer key: c8bbd44abd662021fa53f1365ac3f8e5
IP address: 10.100.20.129
signing method: Blue Moon eSignature Services
authentication method: eSignature by email uptownmanager@uaginc.com
browser: PHP 7.3.27/SOAP

Debbie Andrada

(Manager)

DOCUMENT AUDIT

1	04/13/21 03:57:15 PM CDT	Ricky W. Gaskill accepted Consumer Disclosure
2	04/15/21 01:43:14 PM CDT	Ricky W. Gaskill signed Lead Hazard Disclosure Addendum
3	04/15/21 01:43:16 PM CDT	Ricky W. Gaskill dated Lead Hazard Disclosure Addendum
4	04/15/21 01:55:00 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
5	04/15/21 01:55:07 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
6	04/15/21 01:55:15 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
7	04/15/21 01:55:24 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
8	04/15/21 01:58:08 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
9	04/15/21 01:58:16 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
10	04/15/21 01:58:25 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
11	04/15/21 01:59:17 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form
12	04/15/21 01:59:19 PM CDT	Ricky W. Gaskill signed Apartment Lease Form
13	04/15/21 01:59:23 PM CDT	Ricky W. Gaskill dated Apartment Lease Form
14	04/15/21 01:59:30 PM CDT	Ricky W. Gaskill initialed Apartment Lease Form

DOCUMENT AUDIT CONTINUED

15	04/15/21 02:00:04 PM CDT	Ricky W. Gaskill signed Bed Bug Addendum
16	04/15/21 02:00:06 PM CDT	Ricky W. Gaskill dated Bed Bug Addendum
17	04/15/21 02:00:26 PM CDT	Ricky W. Gaskill signed Asbestos Addendum
18	04/15/21 02:00:28 PM CDT	Ricky W. Gaskill dated Asbestos Addendum
19	04/15/21 02:01:35 PM CDT	Ricky W. Gaskill signed form
20	04/15/21 02:02:34 PM CDT	Ricky W. Gaskill signed Water/Wastewater Cost Allocation Addendum
21	04/15/21 02:03:55 PM CDT	Ricky W. Gaskill signed Natural Gas Cost Allocation Addendum
22	04/15/21 02:04:28 PM CDT	Ricky W. Gaskill signed Mold Information and Prevention Addendum
23	04/15/21 02:04:31 PM CDT	Ricky W. Gaskill dated Mold Information and Prevention Addendum
24	04/15/21 02:04:44 PM CDT	Ricky W. Gaskill signed Security Guidelines
25	04/15/21 02:04:47 PM CDT	Ricky W. Gaskill dated Security Guidelines
26	04/15/21 02:06:27 PM CDT	Ricky W. Gaskill signed Addendum for Rent Concession
27	04/15/21 02:09:13 PM CDT	Ricky W. Gaskill signed Lease Addendum for Allocating Stormwater/Drainage Costs
28	04/15/21 02:10:59 PM CDT	Ricky W. Gaskill signed Lease Addendum for Trash Removal and Recycling Costs - Flat Fee
29	04/15/21 02:11:32 PM CDT	Ricky W. Gaskill signed Lease Addendum for Addressing Carrying Firearms Onsite
30	04/15/21 02:11:48 PM CDT	Ricky W. Gaskill submitted signed documents
31	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Lead Hazard Disclosure Addendum
32	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Lead Hazard Disclosure Addendum
33	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
34	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
35	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
36	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
37	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
38	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
39	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
40	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Apartment Lease Form
41	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Apartment Lease Form
42	04/20/21 12:20:14 PM CDT	Debbie Andrada initialed Apartment Lease Form
43	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Bed Bug Addendum
44	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Bed Bug Addendum
45	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Asbestos Addendum
46	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Asbestos Addendum
47	04/20/21 12:20:14 PM CDT	Debbie Andrada signed form
48	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Water/Wastewater Cost Allocation Addendum
49	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Natural Gas Cost Allocation Addendum
50	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Mold Information and Prevention Addendum
51	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Mold Information and Prevention Addendum
52	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Security Guidelines
53	04/20/21 12:20:14 PM CDT	Debbie Andrada dated Security Guidelines
54	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Addendum for Rent Concession
55	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Lease Addendum for Allocating Stormwater/Drainage Costs
56	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Lease Addendum for Trash Removal and Recycling Costs - Flat Fee
57	04/20/21 12:20:14 PM CDT	Debbie Andrada signed Lease Addendum for Addressing Carrying Firearms Onsite
58	04/20/21 12:20:13 PM CDT	Debbie Andrada submitted signed documents

03/08/2022

RESIDENT CHARGES/PAYMENTS LEDGER

res-370-002

01/01/2021 through 09/30/2021

Parameters: Show transactions beginning - 01/01/2021 Select Status - All; Ledger Type - Resident; SubJournals - ALL;

Personal Info		Lease Info		Scheduled Billing		Ledger Info	
Name:	Ricky Gaskill	Market Rent:	865.00	Lease Rent:	850.00	Previous Balance:	0.00
		Move-In:	05/21/2018	Other Charges:	165.00	Charges:	7,104.28
		Lease Begin:	05/01/2020	Other Credits:	0.00	Payments:	6,833.91
Bldg/Unit:	08-0802	Lease End:	04/30/2022			Credits:	273.88
Status:	Current resident	Move-Out:				Current Balance:	(3.51)
Contact Info:		Notice Given:				Deposits On Hand:	300.00
	(M) (210) 773-1435	Notice For:				Deposits Due:	0.00
email:	rgaskill@sabx.rr.com						

Ledger Detail

Date	Period	Bldg/Unit	Transaction Code	Description	Journal	Document #	Charge	Credit	Balance
Balance Forwarded:									0.00
01/01/2021	012021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 01/01/21-01/31/21	RESIDENT	23122520045943 103	3.50		3.50
01/01/2021	012021	08-0802	CK - SEWER	Sewer - 10/01/20-11/09/20	RESIDENT	23122520045943 104	25.97		29.47
01/01/2021	012021	08-0802	CK - WATER	Water - 10/01/20-11/09/20	RESIDENT	23122520045943 105	31.63		61.10
01/01/2021	012021	08-0802	CA - RENT	Rent	RESIDENT		680.00		741.10
01/01/2021	012021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00		751.10
01/01/2021	012021	08-0802	CK - EXTERMFFEE	Extermination Fee	RESIDENT		5.00		756.10
01/03/2021	012021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19219011543		756.10	0.00
02/01/2021	022021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 02/01/21-02/28/21	RESIDENT	23012521044926 114	3.50		3.50
02/01/2021	022021	08-0802	CK - SEWER	Sewer - 11/10/20-12/11/20	RESIDENT	23012521044926 115	25.47		28.97
02/01/2021	022021	08-0802	CK - WATER	Water - 11/10/20-12/11/20	RESIDENT	23012521044926 116	26.71		55.68
02/01/2021	022021	08-0802	CA - RENT	Rent	RESIDENT		680.00		735.68
02/01/2021	022021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00		745.68
02/01/2021	022021	08-0802	CK - EXTERMFFEE	Extermination Fee	RESIDENT		5.00		750.68
02/03/2021	022021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-219475724		750.68	0.00
03/01/2021	032021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 03/01/21-03/31/21	RESIDENT	23022521045053 116	3.50		3.50
03/01/2021	032021	08-0802	CK - SEWER	Sewer - 12/12/20-01/15/21	RESIDENT	23022521045053 117	31.79		35.29
03/01/2021	032021	08-0802	CK - WATER	Water - 12/12/20-01/15/21	RESIDENT	23022521045053 118	42.65		77.94
03/01/2021	032021	08-0802	CA - RENT	Rent	RESIDENT		680.00		757.94
03/01/2021	032021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00		767.94
03/01/2021	032021	08-0802	CK - EXTERMFFEE	Extermination Fee	RESIDENT		5.00		772.94
03/04/2021	032021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-219154375		772.94	0.00
04/01/2021	042021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 04/01/21-04/30/21	RESIDENT	23032521044902 117	3.50		3.50
04/01/2021	042021	08-0802	CK - SEWER	Sewer - 01/16/21-02/17/21	RESIDENT	23032521044902 118	27.89		31.39
04/01/2021	042021	08-0802	CK - WATER	Water - 01/16/21-02/17/21	RESIDENT	23032521044902 119	34.50		65.89
04/01/2021	042021	08-0802	CA - RENT	Rent	RESIDENT		680.00		745.89
04/01/2021	042021	08-0802	CK - EXTERMFFEE	Extermination Fee	RESIDENT		5.00		750.89
04/01/2021	042021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00		760.89
04/04/2021	042021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-252459226		760.89	0.00
05/01/2021	052021	08-0802	CK - EXTERMFFEE	Extermination Fee	RESIDENT		5.00		5.00
05/01/2021	052021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00		15.00
05/01/2021	052021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 05/01/21-05/31/21	RESIDENT	23042521044820 115	3.50		18.50

03/08/2022

RESIDENT CHARGES/PAYMENTS LEDGER

res-370-002

01/01/2021 through 09/30/2021

Parameters: Show transactions beginning - 01/01/2021 Select Status - All; Ledger Type - Resident; SubJournals - ALL;

05/01/2021	052021	08-0802	CK - SEWER	Sewer - 02/18/21-03/16/21	RESIDENT	23042521044820 116	28.37	46.87
05/01/2021	052021	08-0802	CK - WATER	Water - 02/18/21-03/16/21	RESIDENT	23042521044820 117	34.82	81.69
05/01/2021	052021	08-0802	CA - RENT	Rent	RESIDENT		680.00	761.69
05/03/2021	052021	08-0802	PW - RCONC	Renewal Concession - Gaskill	RESIDENT		100.00	661.69
05/03/2021	052021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-093021298	661.69	0.00
06/01/2021	062021	08-0802	CK - EXTERMFEE	Extermination Fee	RESIDENT		5.00	5.00
06/01/2021	062021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00	15.00
06/01/2021	062021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 06/01/21-06/30/21	RESIDENT	23052521045803 113	3.50	18.50
06/01/2021	062021	08-0802	CK - SEWER	Sewer - 03/17/21-04/14/21	RESIDENT	23052521045803 114	40.79	59.29
06/01/2021	062021	08-0802	CK - WATER	Water - 03/17/21-04/14/21	RESIDENT	23052521045803 115	61.07	120.36
06/01/2021	072021	08-0802	CA - RENT	Rent	RESIDENT		680.00	800.36
06/02/2021	062021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-277522743	780.36	20.00
07/01/2021	072021	08-0802	CK - EXTERMFEE	Extermination Fee	RESIDENT		5.00	25.00
07/01/2021	072021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00	35.00
07/01/2021	072021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 07/01/21-07/31/21	RESIDENT	23062521050928 125	3.50	38.50
07/01/2021	072021	08-0802	CK - SEWER	Sewer - 04/15/21-05/14/21	RESIDENT	23062521050928 126	45.66	84.16
07/01/2021	072021	08-0802	CK - WATER	Water - 04/15/21-05/14/21	RESIDENT	23062521050928 127	72.08	156.24
07/01/2021	072021	08-0802	CA - RENT	Rent	RESIDENT		680.00	836.24
07/02/2021	072021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-277830751	816.25	19.99
08/01/2021	082021	08-0802	CA - RENT	Rent	RESIDENT		680.00	699.99
08/01/2021	082021	08-0802	CK - EXTERMFEE	Extermination Fee	RESIDENT		5.00	704.99
08/01/2021	082021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00	714.99
08/01/2021	082021	08-0802	CK - WATER	Water - 05/15/21-06/14/21	RESIDENT	23072521045154 126	79.17	794.16
08/01/2021	082021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 08/01/21-08/31/21	RESIDENT	23072521045154 124	3.50	797.66
08/01/2021	082021	08-0802	CK - SEWER	Sewer - 05/15/21-06/14/21	RESIDENT	23072521045154 125	48.78	846.44
08/03/2021	082021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-278101626	785.00	61.44
08/03/2021	112021	08-0802	PW - CONCESSION/SPECI AL	concession for high water and sewer bill	RESIDENT		83.67	(22.23)
09/01/2021	092021	08-0802	CA - RENT	Rent	RESIDENT		680.00	657.77
09/01/2021	092021	08-0802	CK - EXTERMFEE	Extermination Fee	RESIDENT		5.00	662.77
09/01/2021	092021	08-0802	CK - TRASH	Trash Billing	RESIDENT		10.00	672.77
09/01/2021	092021	08-0802	CK - MONTHLYRENTFEE	Service Fee - 09/01/21-09/30/21	RESIDENT	23082521045625 126	3.50	676.27
09/01/2021	092021	08-0802	CK - SEWER	Sewer - 06/15/21-07/14/21	RESIDENT	23082521045625 127	59.24	735.51
09/01/2021	092021	08-0802	CK - WATER	Water - 06/15/21-07/14/21	RESIDENT	23082521045625 128	101.19	836.70
09/02/2021	092021	08-0802	PZ - PMTMORD	Payment By Money Order - Gaskill	RESIDENT	19-287217432	750.00	86.70
09/03/2021	112021	08-0802	PW - CONCESSION/SPECI AL	concession for high water and sewer bill	RESIDENT		90.21	(3.51)



To Whom it May Concern,

I Edward Cortinas District Manager swear under oath the following to be true as of March 8, 2022.

Staff 1-1 Please admit or deny that the Property contains five or more dwelling units that are occupied primarily for non-transient use.

Edward Cortinas: Yes, Uptown Heights consist of 64 units.

Staff 1-2 If the tenants of the Property pay rent, please admit or deny that rent is paid at intervals of one month or more.

Edward Cortinas: Yes, rent is due on the 1st of the month and is considered late as of the 4th of the month.

Staff 1-3 Please provide a copy of each lease agreement applicable to the Complainant, including all attachments or addendums related to water or sewer service, that was in effect for the period from January 2021 through September 2021.

Edward Cortinas: Please see attachments.

Staff 1-4 If the Property contracts with a third party for water or sewer utility billing to tenants, please identify the third party and provide the name and contact information, including address, telephone number, and email, for the third party.

Edward Cortinas: We use Conservice and they may be reached at (435) 750-8664.

Staff 1-5 Please identify the billing period used for water bills issued to tenants from January 2021 through September 2021.

Edward Cortinas: The billing period are as followed: Jan 2021 10/1/2020-11/9/2020; Feb 2021 11/10/2020-12/11/2020; March 2021 12/12/2020-1/15/2021; April 2021 1/16/2021-2/17/2021; May 2021 2/18/2021-3/16/2021; June 2021 3/17/2021-4/14/2021; July 2021 4/15/2021-5/14/2021; August 2021 5/15/2021-6/14/2021; September 2021 6/15/2021-7/14/2021.

Staff 1-6 Please identify the billing period used for sewer bills issued to tenants from January 2021 through September 2021.

Edward Cortinas: The billing period are as followed: Jan 2021 10/1/2020-11/9/2020; Feb 2021 11/10/2020-12/11/2020; March 2021 12/12/2020-1/15/2021; April 2021 1/16/2021-2/17/2021; May

UPTOWN HEIGHTS

2021 2/18/2021-3/16/2021; June 2021 3/17/2021-4/14/2021; July 2021 4/15/2021-5/14/2021; August 2021 5/15/2021-6/14/2021; September 2021 6/15/2021-7/14/2021.

Staff 1-7 Please identify the billing period used for sewer bills issued to tenants from January 2021 through September 2021. Please provide a copy of each bill for water service issued to the Complainant from January 2021 through September 2021.

Edward Cortinas: Please see attached.

Staff 1-8 Please provide a copy of each bill for sewer service issued to the Complainant from January 2021 through September 2021

Edward Cortinas: Please see attached.

Staff 1-9 For the period from January 1, 2021 through September 30, 2021, please identify the retail public utility that provided water service to the Property and provide the retail public utility's rate schedule that was applicable to the Property. If more than one rate schedule was applicable, please indicate the time period for which each rate structure provided was in effect.

Edward Cortinas: Please see attached rates on invoices.

Staff 1-10 For the period from January 1, 2021 through September 30, 2021, please identify the retail public utility that provided sewer service to the Property and provide the retail public utility's rate schedule that was applicable to the Property. If more than one rate schedule was applicable, please indicate the time period for which each rate structure provided was in effect. Please provide a copy of each water bill for the Property issued by the water provider from January 1, 2021 through September 30, 2021.

Edward Cortinas: Please see attached rates on invoices.

Staff 1-12 For the period from January 1, 2021 through September 30, 2021, please admit or deny that the bills to the Property for water service included dwelling unit base charges. If admit, please identify the base charge applicable to the Complainant's dwelling unit for each bill issued to the Complainant from January 1, 2021 through September 30, 2021.

Edward Cortinas: Calculations are done at Conservice. Please see attached formulas.

Staff 1-13 For the period from January 1, 2021 through September 30, 2021, please admit or deny that the bills to the Property for sewer service included dwelling unit base charges. If admit, please identify the base charge applicable to the Complainant's dwelling unit for each bill issued to the Complainant from January 1, 2021 through September 30, 2021.

Edward Cortinas: Calculations are done at Conservice. Please see attached formulas.

UPTOWN HEIGHTS

Staff 1-14 For the period from January 1, 2021 through September 30,2021, please admit or deny that the bills to the Property for water service included a customer service charge. If admit, please describe how the customer service charge was billed to each dwelling unit and provide the actual calculation of the customer service charge billed to the Complainant for each bill issued from January 1, 2021 through September 30,2021.

Edward Cortinas: Calculations are done at Conservice. Please see attached formulas.

Staff 1-15 For the period from January 1, 2021 through September 30,2021, please admit or deny that the bills to the Property for sewer service included a customer service charge. If admit, please describe how the customer service charge was billed to each dwelling unit and provide the actual calculation of the customer service charge billed to the Complainant for each bill issued from January 1, 2021 through September 30,2021.

Edward Cortinas: Calculations are done at Conservice. Please see attached formulas.

Staff 1-16 Please provide the total number of dwelling units on the Property for each period from January 1, 2021 through September 30, 2021 that corresponds to the billing period for the Property' s water service provider.

Edward Cortinas: Jan 2021 59; Feb 2021 57; March 2021 54; April 2021 57; May 2021 59; June 2021 60; July 2021 59; August 2021 60; September 2021 62.

Staff 1-17 Please provide the total number of unoccupied dwelling units on the Property for each period from January 1, 2021 through September 30,2021 that corresponds to the billing period for the Property' s water service provider.

Edward Cortinas: Jan 2021 5; Feb 2021 7; March 2021 10; April 2021 7; May 2021 5; June 2021 4; July 2021 5; August 2021 4; September 2021 2.

Staff 1-18 Please provide the total number of dwelling units on the Property for each period from January 1, 2021 through September 30, 2021 that corresponds to the billing period for the Property' s sewer service provider.

Edward Cortinas: Jan 2021 59; Feb 2021 57; March 2021 54; April 2021 57; May 2021 59; June 2021 60; July 2021 59; August 2021 60; September 2021 62.

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UPTOWN HEIGHTS

Edward Cortinas: Jan 2021 5; Feb 2021 7; March 2021 10; April 2021 7; May 2021 5; June 2021 4; July 2021 5; August 2021 4; September 2021 2.

Staff 1-20 For the period January 1, 2021 through September 30,2021, please admit or deny that the Property received water service through a master meter.

Edward Cortinas: Admit the property received water service through a master meter.

Staff 1-21 For the period from January 1, 2021 through September 30,2021, please admit or deny that the water and sewer utility bills for the Property were allocated to tenants in compliance with 16 TAC § 24.281(e).

Edward Cortinas: Admit at the best of my knowledge Conservice allocated to tenants in compliance with 16 TAC 24.281.

Staff 1-22 Please admit or deny that the Property has a submetered or allocated utility service registration on file with the Commission as required by 16 TAC § 24.277(a). If admit, please provide the docket or project number in which the registration was filed. If deny, please explain why a registration has not been filed.

Edward Cortinas: This would be a question to be asked to Conservice.

Staff 1-23 If the answer to the preceding question is admit, please admit or deny that the water and sewer bills issued to the Complainant for the period from January 1, 2021 through September 30, 2021 were calculated using the methodology reflected in the registration.

Edward Cortinas: This would be a question to be asked to Conservice. I am sure the methodology is registered.

Staff 1-24 For each water bill issued to the Complainant from January 1, 2021 through September 30, 2021, please admit or deny that any applicable dwelling unit base charges were deducted from the Property' s water bill before allocating the bill to tenants.

Edward Cortinas: This would be a question to be asked to Conservice.

Staff 1-25 For each sewer bill issued to the Complainant from January 1, 2021 through September 30, 2021, please admit or deny that any applicable dwelling unit base charges were deducted from the Property' s sewer bill before allocating the bill to tenants.

Edward Cortinas: This would be a question to be asked to Conservice.

Staff 1-26 For each water bill issued to the Complainant from January 1, 2021 through September 30, 2021, please admit or deny that any applicable customer service charges were deducted from the Property' s water bill before allocating the bill to tenants.

UPTOWN HEIGHTS

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Edward Cortinas: This would be a question to be asked to Conserve.

Staff 1-28 For the period from January 1, 2021 through September 30,2021, please admit or deny that all common areas (swimming pool, laundry room, etc.) on the Property were separately metered or submetered. If admit, please provide the actual common area water and sewer usage for each billing period from January 1, 2021 through September 30,2021.

Edward Cortinas: 5% is deducted per formula.

Staff 1-29 For the period from January 1, 2021 through September 30,2021, please admit or deny that the Property had an installed landscape irrigation system that was separately metered or submetered.

Edward Cortinas: No irrigation has been installed or was installed.

Staff 1-30 Please admit or deny that the Registration of Submetered or Allocated Utility Service filed for the Property on January 13, 2020 in Project No. 50431 accurately Page 7 of 9 represents the method used to calculate each bill issued to the Complainant from January 1, 2021 through September 30,2021.

a. If admit, please the actual formula used to perform the calculation.

b. If deny, please identify which methodology listed in 16 TAC § 24.281(e)(2)(A) was used to calculate the Complainant's water bills from January 1, 2021 through September 30, 2021 and provide the actual formula used to perform the calculation.

Edward Cortinas: Please see attached formulas used.

Staff 1-31 For each bill issued to the Complainant from January 1, 2021 through September 30, 2021, please identify which methodology listed in 16 TAC § 24.281(e)(2)(A) was used to calculate the Complainant' s sewer bill. If none of the prescribed methodologies were used, please provide a detailed explanation of how the Complainant' s sewer bill was calculated each month.

Edward Cortinas: Please see attached formulas used.

Staff 1-32 If the water or sewer bills issued to the Complainant from January 1, 2021 through September 30, 2021 were calculated using the methodology in 16 TAC § 24.281(e)(2)(A)(iv), please provide: a. the allocation factor used for each billing period from January 1, 2021 through September 30, 2021, including an explanation of how it was calculated using occupancy and square footage; b. the total square footage of the Complainant's dwelling unit for each month from January 1, 2021

UPTOWN HEIGHTS

through September 30,2021; and, c. the total square footage of all dwelling units on the Property for each month from January 1, 2021 through September 30,2021.

Edward Cortinas: Please see attached formulas used.

Staff 1-33 Please admit or deny that each water bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its water provider for any deposit. If deny, please identify each billing period that included deposit fees and the amount of deposit fees billed to the Complainant.

Edward Cortinas: To my knowledge no fees had been billed to the property and transferred to residents for additional fees.

Staff 1-34 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30,2021 did not include any fees billed to the Property by its sewer provider for any deposit. If deny, please identify each billing period that included deposit fees and the amount of deposit fees billed to the Complainant.

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Edward Cortinas: To my knowledge no disconnection fees had been applied to residents.

Staff 1-36 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30,2021 did not include any fees billed to the Property by its sewer provider for any disconnection fee. If deny, please identify each billing period that included disconnection fees and the amount of disconnection fees billed to the Complainant.

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Staff 1-37 Please admit or deny that each water bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its water service provider for any reconnection fee. If deny, please identify each billing period that included reconnection fees and the amount of reconnection fees billed to the Complainant.

Edward Cortinas: To my knowledge no reconnection fee was applied.

UPTOWN HEIGHTS

Staff 1-38 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its sewer service provider for any reconnection fee. If deny, please identify each billing period that included reconnection fees and the amount of reconnection fees billed to the Complainant.

Edward Cortinas: To my knowledge no reconnection fee was applied.

Staff 1-39 Please admit or deny that each water bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its water service provider for any late payment fee. If deny, please identify each billing period that included late payment fees and the amount of late payment fees billed to the Complainant.

Edward Cortinas: To my knowledge no fees billed to the property for late payment.

Staff 1-40 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its sewer service provider for any late payment fee. If deny, please identify each billing period that included late payment fees and the amount of late payment fees billed to the Complainant.

Edward Cortinas: To my knowledge no fees billed to the property for late payment.

Staff 1-41 Please admit or deny that the underground water leak caused an usually high water bill for the Property. If admit, please identify the billing period that corresponds to the leak.

Edward Cortinas: To my knowledge 1 water leak could have caused a higher water bill. The water leak was undetectable. April 2021-June 2021.

Staff 1-42 Reference the Registration of Submetered or Allocated Utility Service filed for the Property on January 13, 2020 in Project No. 50431. Please admit or deny that 2803 Woodbury Dr., LP (a) was the owner of the Property for the period from January 1, 2021 through September 30, 2021; and (b) still currently owns the Property. If the answer to (a) or (b) is deny, please identify the correct owner of the property and provide a mailing address, email address, and phone number.

Edward Cortinas: Confirmed 2803 Woodbury LP is the owner of the property in question.

Community Name	Community Code	Charge	Billing Method	Formula
Uptown Heights	pt037	Edwards Aquifer Authority Fee	RUBS	Per Apt.
		Gas	RUBS	50% Straight Occupants, 50% Square Footage
		Rent Service Fee	RUBS	\$4.15
		Sewer	RUBS	50% Straight Occupants, 50% Square Footage
		Sewer Base	RUBS	\$0.79
		State Imposed TCEQ Fee	RUBS	Per Apt.
		Storm Water Drainage	RUBS	Per Apt.
		Vacant Electric	SyNERGY	SyNERGY
		Vacant Service Fee	SyNERGY	\$50.00
		Water	RUBS	50% Straight Occupants, 50% Square Footage
		Water Base Charge	RUBS	\$1.92



CAD (%)	Ratio	Ramping Type	Renewal Start	Move In Start
0 Total		Up	11/24/2020	11/24/2020
5 Occupied		Up	11/24/2020	11/24/2020
0 Total		Copy zzz	11/24/2020	11/24/2020
5 Total				
0 Total				
0 Total		Up	1/1/2020	1/1/2020
0 Total		Up	1/1/2020	1/1/2020
0				
0				
5 Total		Up	11/24/2020	11/24/2020
0 Total				

The following files are not convertible:

Uptown Heights Calculations.xlsx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.



To Whom it May Concern,

I Edward Cortinas District Manager swear under oath the following to be true as of March 8, 2022.

Staff 1-1 Please admit or deny that the Property contains five or more dwelling units that are occupied primarily for non-transient use.

Edward Cortinas: Yes, Uptown Heights consist of 64 units.

Staff 1-2 If the tenants of the Property pay rent, please admit or deny that rent is paid at intervals of one month or more.

Edward Cortinas: Yes, rent is due on the 1st of the month and is considered late as of the 4th of the month.

Staff 1-3 Please provide a copy of each lease agreement applicable to the Complainant, including all attachments or addendums related to water or sewer service, that was in effect for the period from January 2021 through September 2021.

Edward Cortinas: Please see attachments.

Staff 1-4 If the Property contracts with a third party for water or sewer utility billing to tenants, please identify the third party and provide the name and contact information, including address, telephone number, and email, for the third party.

Edward Cortinas: We use Conservice and they may be reached at (435) 750-8664.

Staff 1-5 Please identify the billing period used for water bills issued to tenants from January 2021 through September 2021.

Edward Cortinas: The billing period are as followed: Jan 2021 10/1/2020-11/9/2020; Feb 2021 11/10/2020-12/11/2020; March 2021 12/12/2020-1/15/2021; April 2021 1/16/2021-2/17/2021; May 2021 2/18/2021-3/16/2021; June 2021 3/17/2021-4/14/2021; July 2021 4/15/2021-5/14/2021; August 2021 5/15/2021-6/14/2021; September 2021 6/15/2021-7/14/2021.

Staff 1-6 Please identify the billing period used for sewer bills issued to tenants from January 2021 through September 2021.

Edward Cortinas: The billing period are as followed: Jan 2021 10/1/2020-11/9/2020; Feb 2021 11/10/2020-12/11/2020; March 2021 12/12/2020-1/15/2021; April 2021 1/16/2021-2/17/2021; May



2021 2/18/2021-3/16/2021; June 2021 3/17/2021-4/14/2021; July 2021 4/15/2021-5/14/2021; August 2021 5/15/2021-6/14/2021; September 2021 6/15/2021-7/14/2021.

Staff 1-7 Please identify the billing period used for sewer bills issued to tenants from January 2021 through September 2021. Please provide a copy of each bill for water service issued to the Complainant from January 2021 through September 2021.

Edward Cortinas: Please see attached.

Staff 1-8 Please provide a copy of each bill for sewer service issued to the Complainant from January 2021 through September 2021

Edward Cortinas: Please see attached.

Staff 1-9 For the period from January 1, 2021 through September 30, 2021, please identify the retail public utility that provided water service to the Property and provide the retail public utility's rate schedule that was applicable to the Property. If more than one rate schedule was applicable, please indicate the time period for which each rate structure provided was in effect.

Edward Cortinas: Please see attached rates on invoices.

Staff 1-10 For the period from January 1, 2021 through September 30, 2021, please identify the retail public utility that provided sewer service to the Property and provide the retail public utility's rate schedule that was applicable to the Property. If more than one rate schedule was applicable, please indicate the time period for which each rate structure provided was in effect. Please provide a copy of each water bill for the Property issued by the water provider from January 1, 2021 through September 30, 2021.

Edward Cortinas: Please see attached rates on invoices.

Staff 1-12 For the period from January 1, 2021 through September 30, 2021, please admit or deny that the bills to the Property for water service included dwelling unit base charges. If admit, please identify the base charge applicable to the Complainant's dwelling unit for each bill issued to the Complainant from January 1, 2021 through September 30, 2021.

Edward Cortinas: Calculations are done at Conservice. Please see attached formulas.

Staff 1-13 For the period from January 1, 2021 through September 30, 2021, please admit or deny that the bills to the Property for sewer service included dwelling unit base charges. If admit, please identify the base charge applicable to the Complainant's dwelling unit for each bill issued to the Complainant from January 1, 2021 through September 30, 2021.

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UPTOWN HEIGHTS

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Edward Cortinas: Admit at the best of my knowledge Conservice allocated to tenants in compliance with 16 TAC 24.281.

Staff 1-22 Please admit or deny that the Property has a submetered or allocated utility service registration on file with the Commission as required by 16 TAC § 24.277(a). If admit, please provide the docket or project number in which the registration was filed. If deny, please explain why a registration has not been filed.

Edward Cortinas: This would be a question to be asked to Conservice.

Staff 1-23 If the answer to the preceding question is admit, please admit or deny that the water and sewer bills issued to the Complainant for the period from January 1, 2021 through September 30, 2021 were calculated using the methodology reflected in the registration.

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Edward Cortinas: 5% is deducted per formula.

Staff 1-29 For the period from January 1, 2021 through September 30,2021, please admit or deny that the Property had an installed landscape irrigation system that was separately metered or submetered.

Edward Cortinas: No irrigation has been installed or was installed.

Staff 1-30 Please admit or deny that the Registration of Submetered or Allocated Utility Service filed for the Property on January 13, 2020 in Project No. 50431 accurately Page 7 of 9 represents the method used to calculate each bill issued to the Complainant from January 1, 2021 through September 30,2021.

a. If admit, please the actual formula used to perform the calculation.

b. If deny, please identify which methodology listed in 16 TAC § 24.281(e)(2)(A) was used to calculate the Complainant's water bills from January 1, 2021 through September 30, 2021 and provide the actual formula used to perform the calculation.

Edward Cortinas: Please see attached formulas used.

Staff 1-31 For each bill issued to the Complainant from January 1, 2021 through September 30, 2021, please identify which methodology listed in 16 TAC § 24.281(e)(2)(A) was used to calculate the Complainant' s sewer bill. If none of the prescribed methodologies were used, please provide a detailed explanation of how the Complainant' s sewer bill was calculated each month.

Edward Cortinas: Please see attached formulas used.

Staff 1-32 If the water or sewer bills issued to the Complainant from January 1, 2021 through September 30, 2021 were calculated using the methodology in 16 TAC § 24.281(e)(2)(A)(iv), please provide: a. the allocation factor used for each billing period from January 1, 2021 through September 30, 2021, including an explanation of how it was calculated using occupancy and square footage; b. the total square footage of the Complainant's dwelling unit for each month from January 1, 2021



through September 30,2021; and, c. the total square footage of all dwelling units on the Property for each month from January 1, 2021 through September 30,2021.

Edward Cortinas: Please see attached formulas used.

Staff 1-33 Please admit or deny that each water bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its water provider for any deposit. If deny, please identify each billing period that included deposit fees and the amount of deposit fees billed to the Complainant.

Edward Cortinas: To my knowledge no fees had been billed to the property and transferred to residents for additional fees.

Staff 1-34 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30,2021 did not include any fees billed to the Property by its sewer provider for any deposit. If deny, please identify each billing period that included deposit fees and the amount of deposit fees billed to the Complainant.

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Edward Cortinas: To my knowledge no disconnection fees had been applied to residents.

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Edward Cortinas: To my knowledge no reconnection fee was applied.

UPTOWN HEIGHTS

Staff 1-38 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its sewer service provider for any reconnection fee. If deny, please identify each billing period that included reconnection fees and the amount of reconnection fees billed to the Complainant.

Edward Cortinas: To my knowledge no reconnection fee was applied.

Staff 1-39 Please admit or deny that each water bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its water service provider for any late payment fee. If deny, please identify each billing period that included late payment fees and the amount of late payment fees billed to the Complainant.

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Staff 1-40 Please admit or deny that each sewer bill issued to the Complainant from January 1, 2021 through September 30, 2021 did not include any fees billed to the Property by its sewer service provider for any late payment fee. If deny, please identify each billing period that included late payment fees and the amount of late payment fees billed to the Complainant.

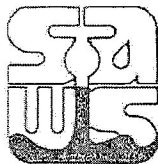
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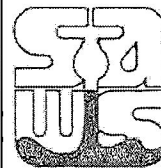
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Edward Cortinas: Confirmed 2803 Woodbury LP is the owner of the property in question.



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

✓ UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

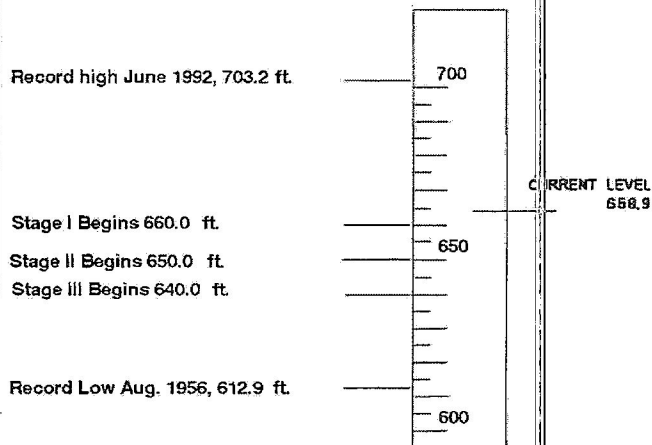
DOMESTIC WATER SERVICE CHARGE	284.81
WATER SUPPLY FEE	368.96
EDWARDS AQUIFER AUTHORITY FEE	38.22
SEWER SERVICE CHARGE	479.67
STATE-IMPOSED TCEQ FEE	8.64

TOTAL CURRENT CHARGES	1,180.30
PREVIOUS BALANCE	10.00 ✓

AMOUNT DUE NOW	1,190.30
LATE FEE AFTER DEC 01 2020	0.00
TOTAL WITH LATE FEE	1,190.30

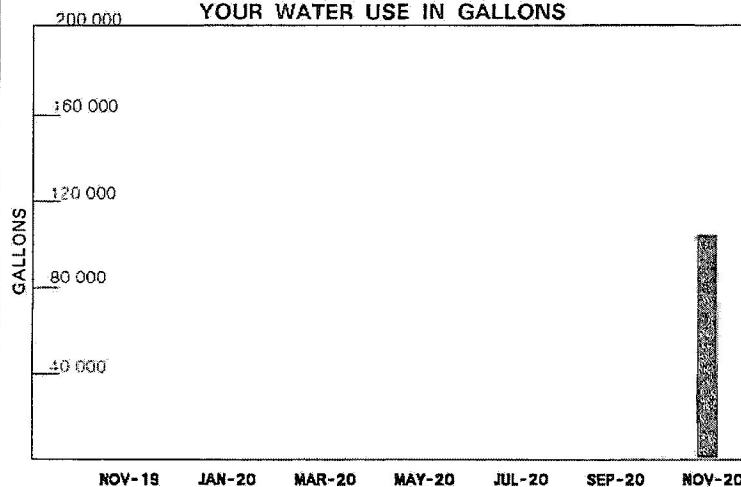
(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
72,566 GALLONS

BASE CONSUMPTION IS
72,566 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

Due to the COVID-19 pandemic, SAWS has temporarily stopped late fees and disconnections for non-payment. Payments can continue to be made via:

- Web: saws.org/myaccount
- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

Having trouble paying your bill?

A payment arrangement keeps your account in good standing while giving you more time to pay. Sign up now at saws.org/arrangement

To see if you qualify for payment assistance, visit saws.org/uplift

DETACH HERE

SAVE A STAMP: PAY ONLINE AT WWW.SAWS.ORG

DETACH HERE

Project Agua keeps water flowing to your neighbors in need. Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23280

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 2225
GRAPEVINE TX 76099-2225

AMOUNT DUE NOW.....

\$,190.30

AMOUNT DUE AFTER DEC 01 2020

\$,190.30

00135062602887130003001190300 1190308



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: OCT 01-NOV 09 2020
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE - ANNUAL AVG CONS GALLONS	72,566
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
72,566 GALS. @ .1810 PER 100 GALS	131.34
18,141 GALS. @ .2084 PER 100 GALS	37.81
20,012 GALS. @ .2717 PER 100 GALS	54.37
SUBTOTAL	284.81
DOMESTIC WATER SUPPLY FEE	
72,566 GALS. @ .2989 PER 100 GALS	216.90
18,141 GALS. @ .3438 PER 100 GALS	62.37
20,012 GALS. @ .4482 PER 100 GALS	89.69
SUBTOTAL	368.96
EDWARDS AQUIFER AUTHORITY FEE	
110,719 GALS. @ .03452 PER 100 GALS	38.22
SUBTOTAL	38.22
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
109,223 GALS. @ .4159 PER 100 GALS	454.26
SUBTOTAL	479.67
	6.72
	1.92
TOTAL CURRENT CHARGES	1,180.30
PREVIOUS BALANCE	10.00
TOTAL ACCOUNT BALANCE	1,190.30

YOUR METER READING

1	8	8	4	8	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS READING FROM CURRENT:	CONVERT TOTAL TO GALLONS:
18,848 - 18,700 = 148	148 X 748.1 = 110,719

USAGE DETAILS

TOTAL DAYS OF SERVICE	39
DOMESTIC METER READING ON:	OCT 01 2020 18,700
DOMESTIC METER READING ON:	NOV 09 2020 18,848
METER WATER USE (GALLONS)	110,719

LAST PAYMENT WAS MADE FOR 594.00 ON NOV 09 2020

Life happens. That's why there's



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saws.org/uplift

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Pay by Phone: 704-SAWS(7297)
Pay Online: www.SAWS.org
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CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

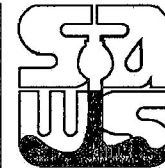
MAILING ADDRESS CHANGE

Number	Street	Apt#
City	State	Zip
New Home Phone: ()		



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

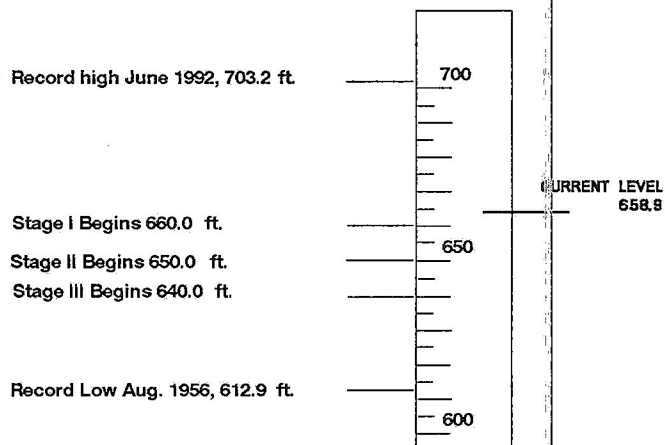
DOMESTIC WATER SERVICE CHARGE	244.16
WATER SUPPLY FEE	301.90
EDWARDS AQUIFER AUTHORITY FEE	33.06
FEDERAL STORMWATER FEE	135.61
SEWER SERVICE CHARGE	417.44
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES	1,141.35
PREVIOUS BALANCE	10.00

AMOUNT DUE NOW	1,151.35
LATE FEE AFTER DEC 01 2020	0.00
TOTAL WITH LATE FEE	1,151.35

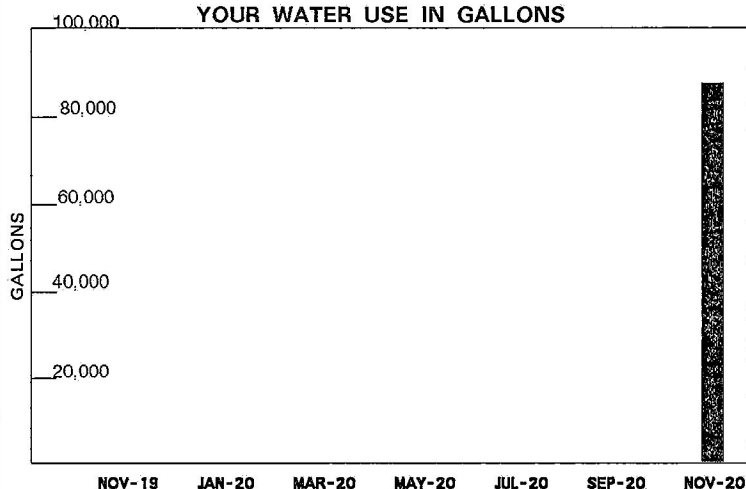
(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
72,566 GALLONS

BASE CONSUMPTION IS
72,566 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

Due to the COVID-19 pandemic, SAWS has temporarily stopped late fees and disconnections for non-payment. Payments can continue to be made via:

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- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

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DETACH HERE

SAVE A STAMP: PAY ONLINE AT WWW.SAWS.ORG

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Project Agua keeps water flowing to your neighbors in need.

Project Agua Donation:

☐☐☐☐☐

ACCT# 001350622-0288471-0003
19174

☐ Check here for mail address change.
Make changes on the reverse side.

RETURN BOTTOM PORTION WITH PAYMENT



AMOUNT DUE NOW.....

\$1,151.35

AMOUNT DUE AFTER DEC 01 2020

\$1,151.35



UPTOWN HEIGHTS LLC
2741 WOODBURY ST
SAN ANTONIO TX 78217-5769

0013506220288471000300115135001151351



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service,
P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: OCT 01-NOV 09 2020
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	72,566
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
72,566 GALS. @ .1810 PER 100 GALS	131.34
18,141 GALS. @ .2084 PER 100 GALS	37.81
5,050 GALS. @ .2717 PER 100 GALS	13.72
SUBTOTAL	244.16
DOMESTIC WATER SUPPLY FEE	
72,566 GALS. @ .2989 PER 100 GALS	216.90
18,141 GALS. @ .3438 PER 100 GALS	62.37
5,050 GALS. @ .4482 PER 100 GALS	22.63
SUBTOTAL	301.90
EDWARDS AQUIFER AUTHORITY FEE	
95,757 GALS. @ .03452 PER 100 GALS	33.06
SUBTOTAL	33.06
FEDERAL STORMWATER FEE	
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	135.61
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
94,261 GALS. @ .4159 PER 100 GALS	392.03
SUBTOTAL	417.44
	7.14
	2.04
TOTAL CURRENT CHARGES	1,141.35
PREVIOUS BALANCE	10.00
TOTAL ACCOUNT BALANCE	1,151.35

YOUR METER READING

2	1	1	9	5	X	X
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SUBTRACT PREVIOUS
READING FROM CURRENT:

21,195-21,067=128

CONVERT TOTAL
TO GALLONS:

128X748.1=95,757

USAGE DETAILS

TOTAL DAYS OF SERVICE		39
DOMESTIC METER READING ON:	OCT 01 2020	21,067
DOMESTIC METER READING ON:	NOV 09 2020	21,195
METER WATER USE (GALLONS)		95,757

LAST PAYMENT WAS MADE FOR 594.00 ON NOV 09 2020.

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Pay in Person:

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---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
--------	--------	------

City	State	Zip
------	-------	-----

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	240.10
WATER SUPPLY FEE	295.20
EDWARDS AQUIFER AUTHORITY FEE	32.54
SEWER SERVICE CHARGE	411.22
STATE-IMPOSED TCEQ FEE	8.64

TOTAL CURRENT CHARGES	987.70
PREVIOUS BALANCE	0.00

AMOUNT DUE NOW	987.70
LATE FEE AFTER JAN 04 2021	0.00
TOTAL WITH LATE FEE	987.70

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

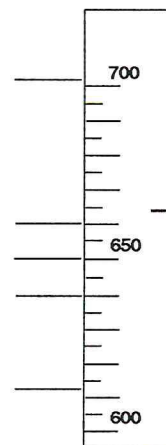
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

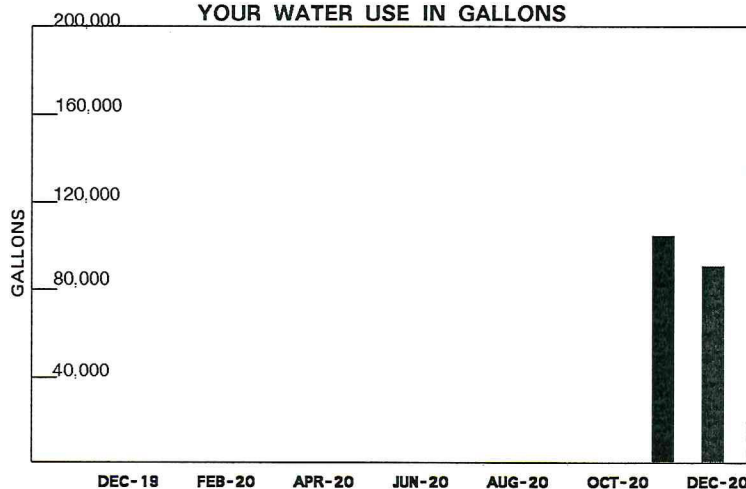
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
661.4

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
72,566 GALLONS

BASE CONSUMPTION IS
72,566 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23444

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$987.70

AMOUNT DUE AFTER JAN 04 2021

\$987.70

0013506260288713000300098770000987707



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: NOV 10-DEC 11 2020
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	72,566
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
72,566 GALS. @ .1810 PER 100 GALS	131.34
18,141 GALS. @ .2084 PER 100 GALS	37.81
3,554 GALS. @ .2717 PER 100 GALS	9.66
SUBTOTAL	240.10
DOMESTIC WATER SUPPLY FEE	
72,566 GALS. @ .2989 PER 100 GALS	216.90
18,141 GALS. @ .3438 PER 100 GALS	62.37
3,554 GALS. @ .4482 PER 100 GALS	15.93
SUBTOTAL	295.20
EDWARDS AQUIFER AUTHORITY FEE	
94,261 GALS. @ .03452 PER 100 GALS	32.54
SUBTOTAL	32.54
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
92,765 GALS. @ .4159 PER 100 GALS	385.81
SUBTOTAL	411.22
	6.72
	1.92
TOTAL CURRENT CHARGES	987.70
PREVIOUS BALANCE	0.00
TOTAL ACCOUNT BALANCE	987.70

YOUR METER READING

1	8	9	7	4	X	X
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SUBTRACT PREVIOUS
READING FROM CURRENT:
18,974-18,848=126

CONVERT TOTAL
TO GALLONS:
126X748.1=94,261

USAGE DETAILS

TOTAL DAYS OF SERVICE		32
DOMESTIC METER READING ON:	NOV 10 2020	18,848
DOMESTIC METER READING ON:	DEC 11 2020	18,974
METER WATER USE (GALLONS)		94,261

LAST PAYMENT WAS MADE FOR 1,190.30 ON DEC 07 2020.

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Pay in Person:

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---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

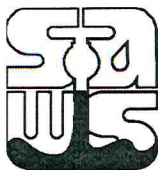
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number Street Apt#

City State Zip

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	236.03
WATER SUPPLY FEE	288.49
EDWARDS AQUIFER AUTHORITY FEE	32.02
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	404.99
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES 1,106.32

AMOUNT DUE NOW	1,106.32
LATE FEE AFTER JAN 04 2021	0.00
TOTAL WITH LATE FEE	1,106.32

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

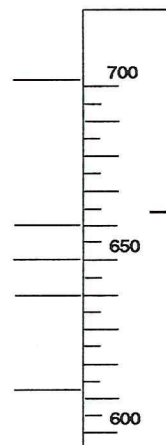
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

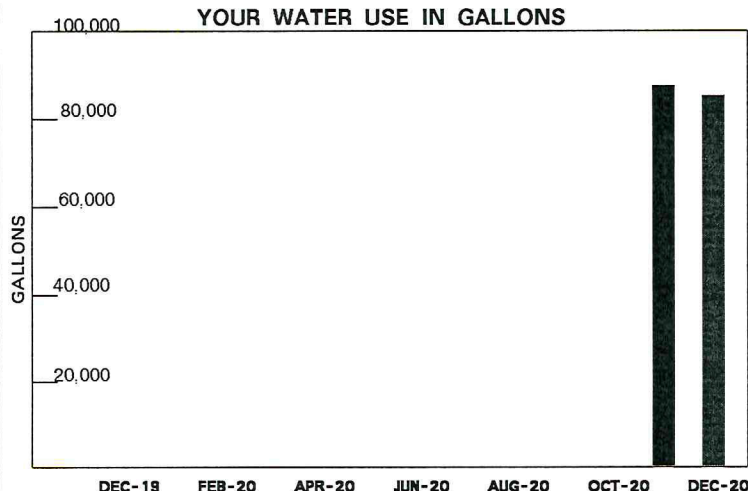
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
661.4

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
72,566 GALLONS

BASE CONSUMPTION IS
72,566 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350622-0288471-0003
23443

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,106.32

AMOUNT DUE AFTER JAN 04 2021

\$1,106.32

0013506220288471000300110632001106325

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CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: NOV 10-DEC 11 2020
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	72,566
BASE = ANNUAL AVG CONS GALLONS	61.29
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	131.34
72,566 GALS. @ .1810 PER 100 GALS	37.81
18,141 GALS. @ .2084 PER 100 GALS	5.59
2,057 GALS. @ .2717 PER 100 GALS	236.03
SUBTOTAL	
DOMESTIC WATER SUPPLY FEE	216.90
72,566 GALS. @ .2989 PER 100 GALS	62.37
18,141 GALS. @ .3438 PER 100 GALS	9.22
2,057 GALS. @ .4482 PER 100 GALS	288.49
SUBTOTAL	
EDWARDS AQUIFER AUTHORITY FEE	32.02
92,764 GALS. @ .03452 PER 100 GALS	32.02
SUBTOTAL	
STORMWATER FEE	135.61
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	
SEWER SERVICE CHARGE	25.41
FIRST 1,496 GALLONS (MINIMUM CHARGE)	379.58
91,268 GALS. @ .4159 PER 100 GALS	404.99
SUBTOTAL	
	7.14
	2.04
TOTAL CURRENT CHARGES	1,106.32
TOTAL ACCOUNT BALANCE	1,106.32

YOUR METER READING

2	1	3	1	9	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:

21,319-21,195=124

CONVERT TOTAL
TO GALLONS:

124X748.1=92,764

USAGE DETAILS

TOTAL DAYS OF SERVICE		32
DOMESTIC METER READING ON:	NOV 10 2020	21,195
DOMESTIC METER READING ON:	DEC 11 2020	21,319
METER WATER USE (GALLONS)		92,764

LAST PAYMENT WAS MADE FOR 1,151.35 ON DEC 07 2020.

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Pay Online: www.SAWS.org
Pay in Person:

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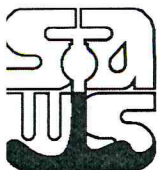
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
--------	--------	------

City	State	Zip
------	-------	-----

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

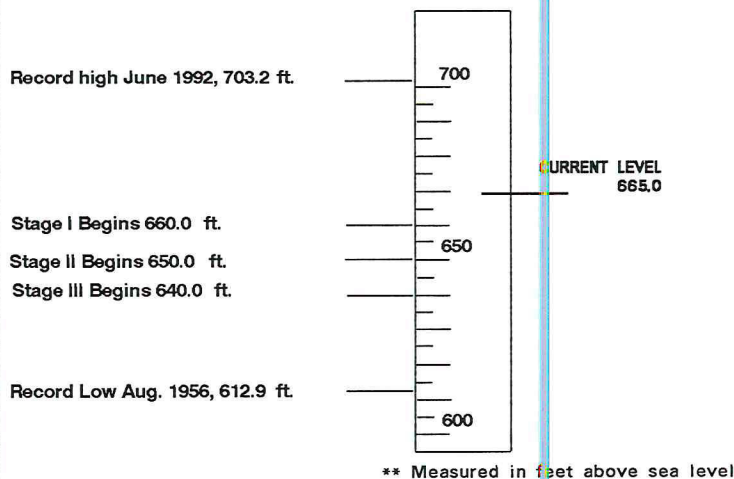
CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	302.24
WATER SUPPLY FEE	397.68
EDWARDS AQUIFER AUTHORITY FEE	40.03
SEWER SERVICE CHARGE	501.45
STATE-IMPOSED TCEQ FEE	8.64
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR

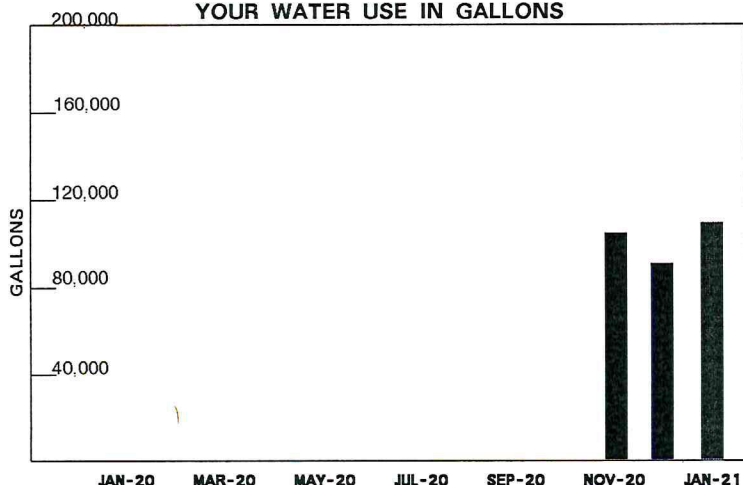
AMOUNT DUE NOW	1,250.04
LATE FEE AFTER FEB 05 2021	0.00
TOTAL WITH LATE FEE	1,250.04

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL



YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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- Phone: 210-704-SAWS (7297)

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DETACH HERE

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23528

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,250.04

AMOUNT DUE AFTER FEB 05 2021

\$1,250.04

0013506260288713000300125004001250044



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service,
P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: DEC 12-JAN 15 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
28,990 GALS. @ .2717 PER 100 GALS	78.77
SUBTOTAL	302.24
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
28,990 GALS. @ .4482 PER 100 GALS	129.93
SUBTOTAL	397.68
EDWARDS AQUIFER AUTHORITY FEE	
115,956 GALS. @ .03452 PER 100 GALS	40.03
SUBTOTAL	40.03
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
114,460 GALS. @ .4159 PER 100 GALS	476.04
SUBTOTAL	501.45
	6.72
	1.92
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR
TOTAL ACCOUNT BALANCE	1,250.04

YOUR METER READING

1	9	1	2	9	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:

19,129-18,974=155

CONVERT TOTAL
TO GALLONS:

155X748.1=115,956

USAGE DETAILS

TOTAL DAYS OF SERVICE		35
DOMESTIC METER READING ON:	DEC 12 2020	18,974
DOMESTIC METER READING ON:	JAN 15 2021	19,129
METER WATER USE (GALLONS)		115,956

LAST PAYMENT WAS MADE FOR 987.70 ON JAN 04 2021.

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- Easy application
- Multiple programs available

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CHOOSE A BILL PAYMENT THAT WORKS FOR YOU!

Pay by Phone: 704-SAWS(7297)
Pay Online: www.SAWS.org
Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
--------	--------	------

City	State	Zip
------	-------	-----

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	235.03
WATER SUPPLY FEE	288.49
EDWARDS AQUIFER AUTHORITY FEE	32.02
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	404.99
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES 1,106.32

AMOUNT DUE NOW	1,106.32
LATE FEE AFTER JAN 04 2021	0.00
TOTAL WITH LATE FEE	1,106.32

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

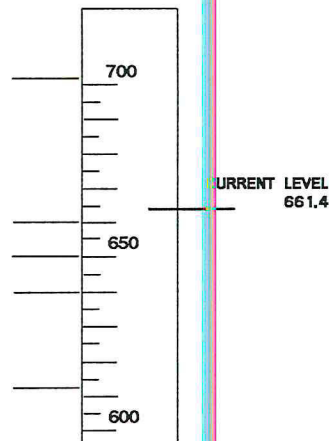
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

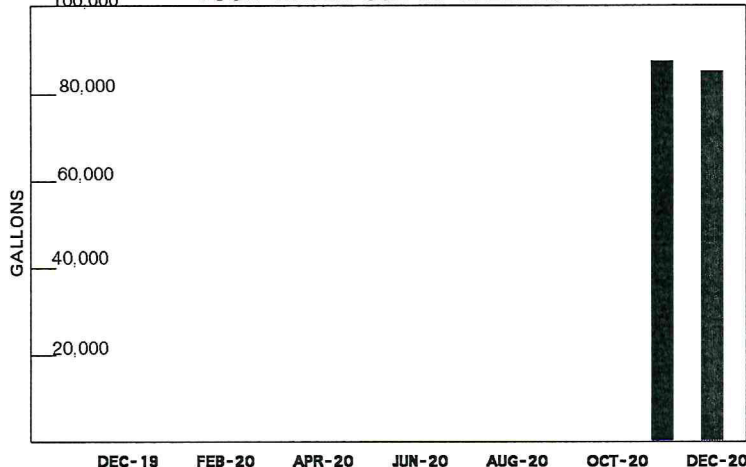
Stage III Begins 640.0 ft.

Record Low Aug. 1956, 612.9 ft.



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
72,566 GALLONS

BASE CONSUMPTION IS
72,566 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

Due to the COVID-19 pandemic, SAWS has temporarily stopped late fees and disconnections for non-payment. Payments can continue to be made via:

- Web: saws.org/myaccount
- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

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DETACH HERE

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DETACH HERE

Project Agua keeps water flowing to your neighbors in need.
Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350622-0288471-0003
23443

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,106.32

AMOUNT DUE AFTER JAN 04 2021

\$1,106.32

0013506220288471000300110632001106325

If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service,
P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.



CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: NOV 10-DEC 11 2020
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	72.566
BASE = ANNUAL AVG CONS GALLONS	61.29
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	131.34
72,566 GALS. @ .1810 PER 100 GALS	37.81
18,141 GALS. @ .2084 PER 100 GALS	5.59
2,057 GALS. @ .2717 PER 100 GALS	236.03
SUBTOTAL	
DOMESTIC WATER SUPPLY FEE	216.90
72,566 GALS. @ .2989 PER 100 GALS	62.37
18,141 GALS. @ .3438 PER 100 GALS	9.22
2,057 GALS. @ .4482 PER 100 GALS	288.49
SUBTOTAL	
EDWARDS AQUIFER AUTHORITY FEE	32.02
92,764 GALS. @ .03452 PER 100 GALS	32.02
SUBTOTAL	
STORMWATER FEE	135.61
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	
SEWER SERVICE CHARGE	25.41
FIRST 1,496 GALLONS (MINIMUM CHARGE)	379.58
91,268 GALS. @ .4159 PER 100 GALS	404.99
SUBTOTAL	
	7.14
	2.04
TOTAL CURRENT CHARGES	1,106.32
TOTAL ACCOUNT BALANCE	1,106.32

YOUR METER READING

2 1 3 1 9 X X

SUBTRACT PREVIOUS READING FROM CURRENT: 21,319-21,195=124
CONVERT TOTAL TO GALLONS: 124X748.1=92,764

USAGE DETAILS

TOTAL DAYS OF SERVICE 32
DOMESTIC METER READING ON: NOV 10 2020 21,195
DOMESTIC METER READING ON: DEC 11 2020 21,319
METER WATER USE (GALLONS) 92,764

LAST PAYMENT WAS MADE FOR 1,151.35 ON DEC 07 2020.

Life happens. That's why there's



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saws.org/uplift

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MAILING ADDRESS CHANGE

Number Street Apt#

City State Zip

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	302.24
WATER SUPPLY FEE	397.68
EDWARDS AQUIFER AUTHORITY FEE	40.03
SEWER SERVICE CHARGE	501.45
STATE-IMPOSED TCEQ FEE	8.64
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR

AMOUNT DUE NOW	1,250.04
LATE FEE AFTER FEB 05 2021	0.00
TOTAL WITH LATE FEE	1,250.04

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

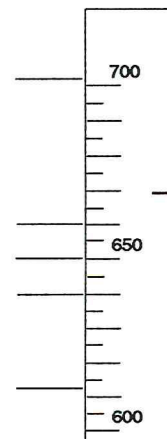
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

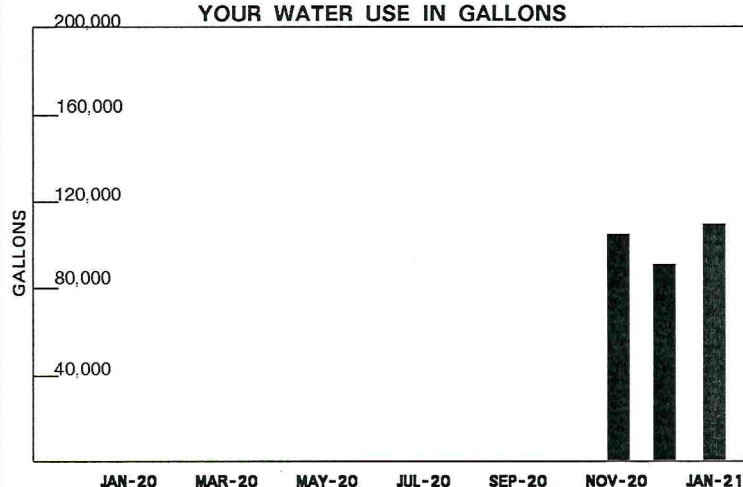
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
665.0

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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DETACH HERE

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DETACH HERE

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23528

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,250.04

AMOUNT DUE AFTER FEB 05 2021

\$1,250.04

0013506260288713000300125004001250044

If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.



CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: DEC 12-JAN 15 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	69,573
BASE = ANNUAL AVG CONS GALLONS	61.29
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	125.93
69,573 GALS. @ .1810 PER 100 GALS	36.25
17,393 GALS. @ .2084 PER 100 GALS	78.77
28,990 GALS. @ .2717 PER 100 GALS	302.24
SUBTOTAL	
DOMESTIC WATER SUPPLY FEE	207.95
69,573 GALS. @ .2989 PER 100 GALS	59.80
17,393 GALS. @ .3438 PER 100 GALS	129.93
28,990 GALS. @ .4482 PER 100 GALS	397.68
SUBTOTAL	
EDWARDS AQUIFER AUTHORITY FEE	40.03
115,956 GALS. @ .03452 PER 100 GALS	40.03
SUBTOTAL	
SEWER SERVICE CHARGE	25.41
FIRST 1,496 GALLONS (MINIMUM CHARGE)	476.04
114,460 GALS. @ .4159 PER 100 GALS	501.45
SUBTOTAL	
	6.72
	1.92
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR
TOTAL ACCOUNT BALANCE	1,250.04

YOUR METER READING

1	9	1	2	9	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:
19,129-18,974=155

CONVERT TOTAL
TO GALLONS:
155X748.1=115,956

USAGE DETAILS

TOTAL DAYS OF SERVICE	35
DOMESTIC METER READING ON:	DEC 12 2020 18,974
DOMESTIC METER READING ON:	JAN 15 2021 19,129
METER WATER USE (GALLONS)	15,956

LAST PAYMENT WAS MADE FOR 987.70 ON JAN 04 2021.

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Pay in Person:

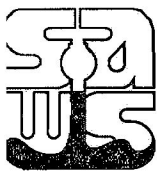
CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

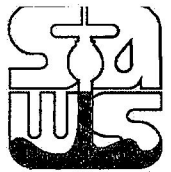
MAILING ADDRESS CHANGE

Number	Street	Apt#
City	State	Zip
New Home Phone: ()		



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	271.75
WATER SUPPLY FEE	347.39
EDWARDS AQUIFER AUTHORITY FEE	36.15
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	454.78
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES 1,254.86

AMOUNT DUE NOW	1,254.86
LATE FEE AFTER MAR 10 2021	0.00
TOTAL WITH LATE FEE	1,254.86

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

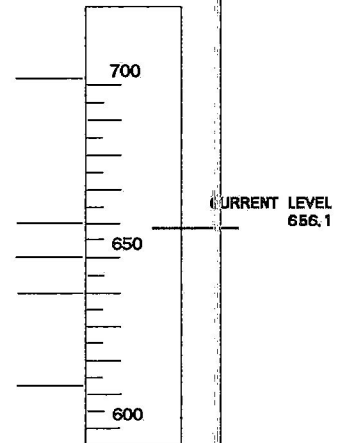
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

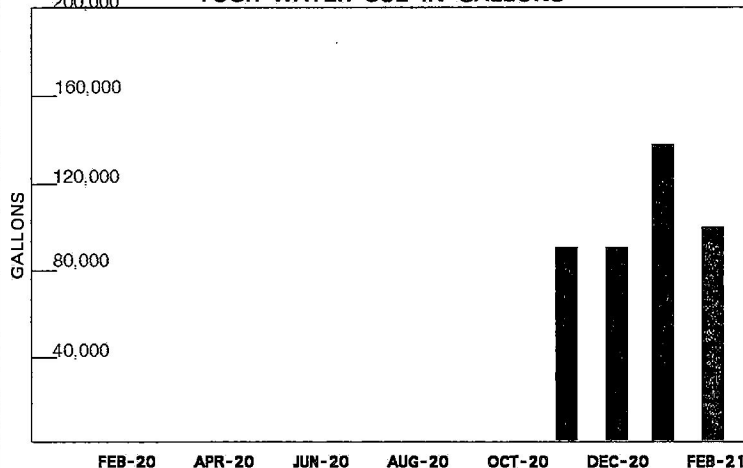
Stage III Begins 640.0 ft.

Record Low Aug. 1956, 612.9 ft.



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

SAWS Providing Water Bill Relief to All Customers

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DETACH HERE

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DETACH HERE

Project Agua keeps water flowing to your neighbors in need.
Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350622-0288471-0003
23290

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,254.86

AMOUNT DUE AFTER MAR 10 2021

\$1,254.86

0013506220288471000300125486001254863



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: JAN 16-FEB 17 2021
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
17,768 GALS. @ .2717 PER 100 GALS	48.28
SUBTOTAL	271.75
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
17,768 GALS. @ .4482 PER 100 GALS	79.64
SUBTOTAL	347.39
EDWARDS AQUIFER AUTHORITY FEE	
104,734 GALS. @ .03452 PER 100 GALS	36.15
SUBTOTAL	36.15
STORMWATER FEE	
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	135.61
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
103,238 GALS. @ .4159 PER 100 GALS	429.37
SUBTOTAL	454.78
STATE-IMPOSED TCEQ FEE (WATER)	7.14
STATE-IMPOSED TCEQ FEE (WASTE WATER)	2.04
TOTAL CURRENT CHARGES	1,254.86
TOTAL ACCOUNT BALANCE	1,254.86

YOUR METER READING

2	1	6	5	8	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:
21,658-21,518=140

CONVERT TOTAL
TO GALLONS:
140X748.1=104,734

USAGE DETAILS

TOTAL DAYS OF SERVICE		33
DOMESTIC METER READING ON:	JAN 16 2021	21,518
DOMESTIC METER READING ON:	FEB 17 2021	21,658
METER WATER USE (GALLONS)		104,734

LAST PAYMENT WAS MADE FOR 1,804.06 ON JAN 25 2021.

Life happens. That's why there's



- Bill payment assistance
- Easy application
- Multiple programs available

saws.org/uplift

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Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

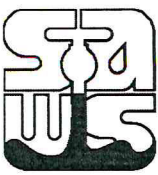
---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
--------	--------	------

City	State	Zip
------	-------	-----

New Home Phone: () _____



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	302.24
WATER SUPPLY FEE	397.68
EDWARDS AQUIFER AUTHORITY FEE	40.03
SEWER SERVICE CHARGE	501.45
STATE-IMPOSED TCEQ FEE	8.64
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR

AMOUNT DUE NOW	1,250.04
LATE FEE AFTER APR 06 2021	0.00
TOTAL WITH LATE FEE	1,250.04

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

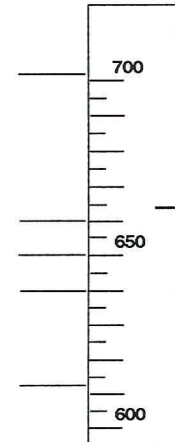
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

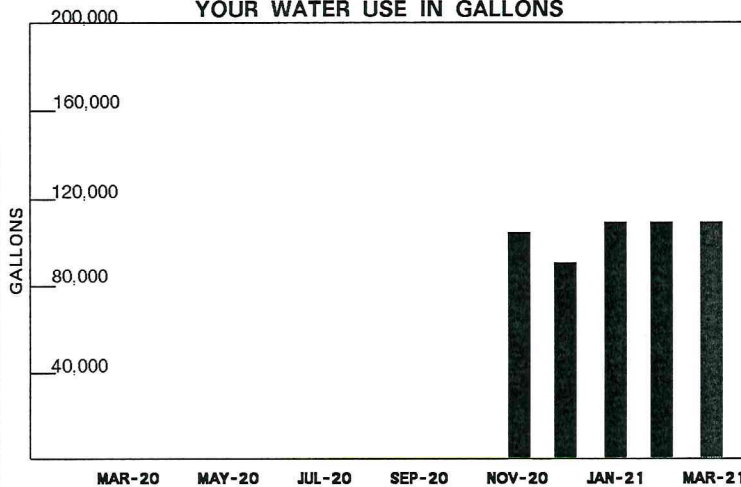
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
659.2

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
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DETACH HERE

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23415

☐ Check here for mail address change.
☐ Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,250.04

AMOUNT DUE AFTER APR 06 2021

\$1,250.04

0013506260288713000300125004001250044

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P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.



CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: FEB 18-MAR 16 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	69,573
BASE = ANNUAL AVG CONS GALLONS	61.29
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	125.93
69,573 GALS. @ .1810 PER 100 GALS	36.25
17,393 GALS. @ .2084 PER 100 GALS	78.77
28,990 GALS. @ .2717 PER 100 GALS	302.24
SUBTOTAL	397.68
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
28,990 GALS. @ .4482 PER 100 GALS	129.93
SUBTOTAL	397.68
EDWARDS AQUIFER AUTHORITY FEE	
115,956 GALS. @ .03452 PER 100 GALS	40.03
SUBTOTAL	40.03
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
114,460 GALS. @ .4159 PER 100 GALS	476.04
SUBTOTAL	501.45
STATE-IMPOSED TCEQ FEE (WATER)	6.72
STATE-IMPOSED TCEQ FEE (WASTE WATER)	1.92
TOTAL CURRENT CHARGES	1,250.04
CREDIT BALANCE	0.00CR
TOTAL ACCOUNT BALANCE	1,250.04

YOUR METER READING

1	9	5	9	7	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:
19,597-19,336=261

CONVERT TOTAL
TO GALLONS:
261X748.1=195,254

USAGE DETAILS

TOTAL DAYS OF SERVICE	27
DOMESTIC METER READING ON: FEB 18 2021	19,336
DOMESTIC METER READING ON: MAR 16 2021	19,597
METER WATER USE (GALLONS)	115,956

LAST PAYMENT WAS MADE FOR 1,250.04 ON MAR 04 2021.

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Pay in Person:

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MAILING ADDRESS CHANGE

Number Street Apt#

City State Zip

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	249.39
WATER SUPPLY FEE	310.50
EDWARDS AQUIFER AUTHORITY FEE	33.31
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	420.55
STATE-IMPOSED TCEQ FEE	9.18
TOTAL CURRENT CHARGES	1,158.54
CREDIT BALANCE	0.00CR

AMOUNT DUE NOW	1,158.54
LATE FEE AFTER APR 06 2021	0.00
TOTAL WITH LATE FEE	1,158.54

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

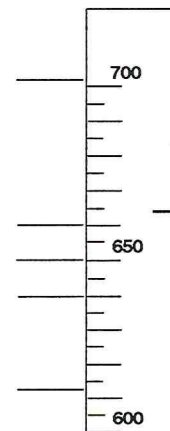
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

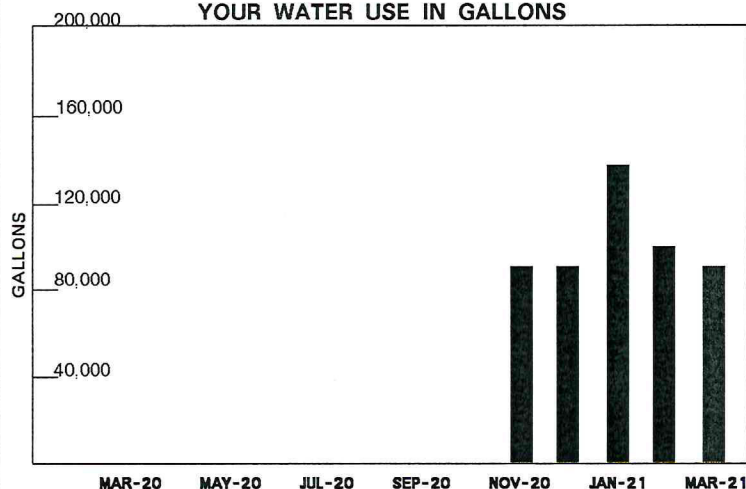
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
659.2

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

SAWS Providing Water Bill Relief to All Customers

The recent extreme winter weather has caused many hardships for our community. To help those who may have higher bills due to freeze-related leaks or running faucets, SAWS is charging ALL customers based on water use for the current month, or last month's water use, whichever is lower.

If this one-time adjustment has been applied to your account, the YOUR METER READING box on the back of this bill will show your actual water use for the month. The water use information elsewhere on the bill shows the adjusted amount that was billed.

If your actual water use was higher than normal, please check for leaks and make repairs as soon as possible to prevent future high bills.

DETACH HERE

SAVE A STAMP: PAY ONLINE AT WWW.SAWS.ORG

DETACH HERE

Project Agua keeps water flowing to your neighbors in need.

Project Agua Donation: ☐ ☐ ☐ ☐ ☐ ☐

ACCT# 001350622-0288471-0003
23414

☐ Check here for mail address change.
Make changes on the reverse side.

RETURN BOTTOM PORTION WITH PAYMENT



AMOUNT DUE NOW.....

\$1,158.54

AMOUNT DUE AFTER APR 06 2021

\$1,158.54



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

0013506220288471000300115854001158547



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service,
P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: FEB 18-MAR 16 2021
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	69,573
BASE = ANNUAL AVG CONS GALLONS	61.29
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	125.93
69,573 GALS. @ .1810 PER 100 GALS	36.25
17,393 GALS. @ .2084 PER 100 GALS	25.92
9,539 GALS. @ .2717 PER 100 GALS	249.39
SUBTOTAL	310.50
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
9,539 GALS. @ .4482 PER 100 GALS	42.75
SUBTOTAL	310.50
EDWARDS AQUIFER AUTHORITY FEE	
96,505 GALS. @ .03452 PER 100 GALS	33.31
SUBTOTAL	33.31
STORMWATER FEE	
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	135.61
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
95,009 GALS. @ .4159 PER 100 GALS	395.14
SUBTOTAL	420.55
STATE-IMPOSED TCEQ FEE (WATER)	7.14
STATE-IMPOSED TCEQ FEE (WASTE WATER)	2.04
TOTAL CURRENT CHARGES	1,158.54
CREDIT BALANCE	0.00CR
TOTAL ACCOUNT BALANCE	1,158.54

YOUR METER READING

2	1	7	8	7	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:

21,787-21,658=129

CONVERT TOTAL
TO GALLONS:

129X748.1=96,505

USAGE DETAILS

TOTAL DAYS OF SERVICE		27
DOMESTIC METER READING ON:	FEB 18 2021	21,658
DOMESTIC METER READING ON:	MAR 16 2021	21,787
METER WATER USE (GALLONS)		96,505

LAST PAYMENT WAS MADE FOR 1,254.86 ON MAR 04 2021

Life happens. That's why there's



- Bill payment assistance
- Easy application
- Multiple programs available

saws.org/uplift

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CHOOSE A BILL PAYMENT THAT WORKS FOR YOU!

Pay by Phone: 704-SAWS(7297)

Pay Online: www.SAWS.org

Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number Street Apt#

City State Zip

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	669.67
WATER SUPPLY FEE	1,003.93
EDWARDS AQUIFER AUTHORITY FEE	80.31
SEWER SERVICE CHARGE	986.82
STATE-IMPOSED TCEQ FEE	8.64

TOTAL CURRENT CHARGES 2,749.37

AMOUNT DUE NOW	2,749.37
LATE FEE AFTER MAY 05 2021	0.00
TOTAL WITH LATE FEE	2,749.37

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

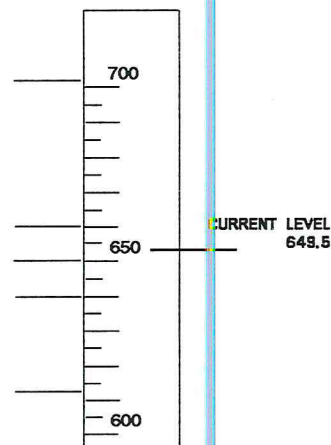
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

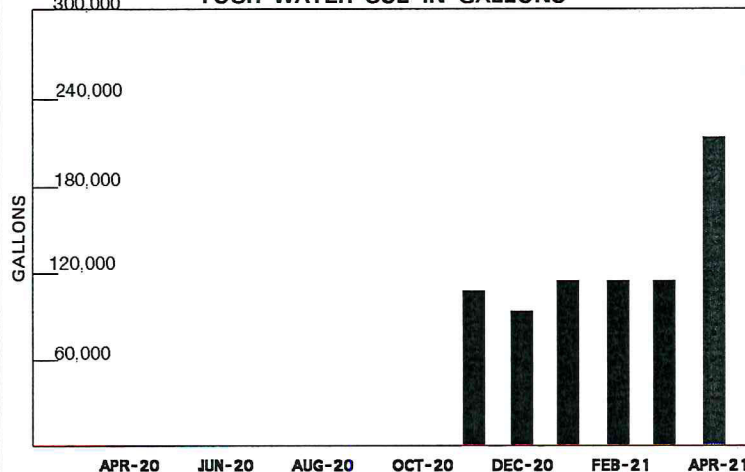
Stage III Begins 640.0 ft.

Record Low Aug. 1956, 612.9 ft.



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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- Web: saws.org/myaccount
- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

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DETACH HERE

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23524

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$2,749.37

AMOUNT DUE AFTER MAY 05 2021

\$2,749.37

0013506260288713000300274937002749371



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service,
P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: MAR 17-APR 14 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
34,786 GALS. @ .2717 PER 100 GALS	94.51
110,907 GALS. @ .3171 PER 100 GALS	351.69
SUBTOTAL	669.67
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
34,786 GALS. @ .4482 PER 100 GALS	155.91
110,907 GALS. @ .5232 PER 100 GALS	580.27
SUBTOTAL	1,003.93
EDWARDS AQUIFER AUTHORITY FEE	
232,659 GALS. @ .03452 PER 100 GALS	80.31
SUBTOTAL	80.31
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
231,163 GALS. @ .4159 PER 100 GALS	961.41
SUBTOTAL	986.82
STATE-IMPOSED TCEQ FEE (WATER)	6.72
STATE-IMPOSED TCEQ FEE (WASTE WATER)	1.92
TOTAL CURRENT CHARGES	2,749.37
TOTAL ACCOUNT BALANCE	2,749.37

YOUR METER READING

1	9	9	0	8	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS
READING FROM CURRENT:
19,908 - 19,597 = 311

CONVERT TOTAL
TO GALLONS:
311 X 748.1 = 232,659

USAGE DETAILS

TOTAL DAYS OF SERVICE		29
DOMESTIC METER READING ON:	MAR 17 2021	19,597
DOMESTIC METER READING ON:	APR 14 2021	19,908
METER WATER USE (GALLONS)		311 X 748.1 = 232,659

LAST PAYMENT WAS MADE FOR 1,250.04 ON MAR 30 2021

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CHOOSE A BILL PAYMENT THAT WORKS FOR YOU!

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Pay Online: www.SAWS.org
Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
--------	--------	------

City	State	Zip
------	-------	-----

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

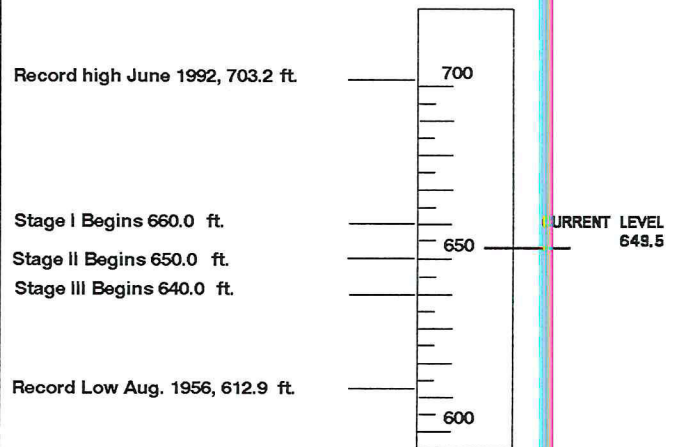
DOMESTIC WATER SERVICE CHARGE	251.42
WATER SUPPLY FEE	313.86
EDWARDS AQUIFER AUTHORITY FEE	33.57
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	423.66
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES 1,167.30

AMOUNT DUE NOW	1,167.30
LATE FEE AFTER MAY 05 2021	0.00
TOTAL WITH LATE FEE	1,167.30

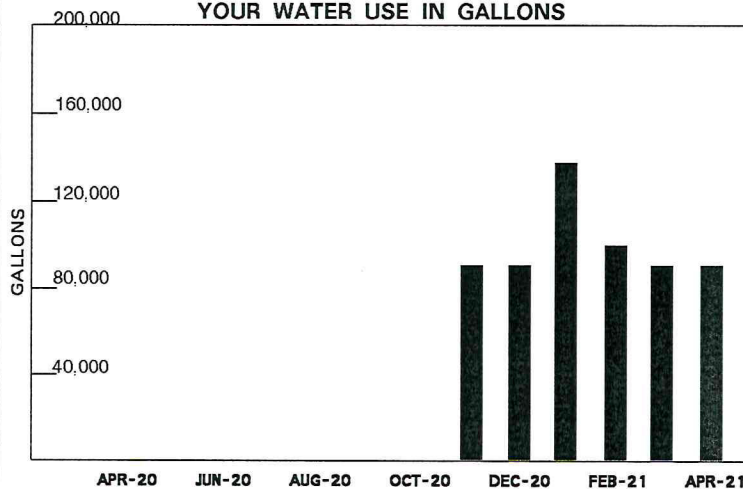
(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

Due to the COVID-19 pandemic, SAWS has temporarily stopped late fees and disconnections for non-payment. Payments can continue to be made via:

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- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

ACCT# 001350622-0288471-0003
23526

☐ Check here for mail address change.
Make changes on the reverse side.

RETURN BOTTOM PORTION WITH PAYMENT



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,167.30

AMOUNT DUE AFTER MAY 05 2021

\$1,167.30

0013506220288471000300116730001167301



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: MAR 17-APR 14 2021
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	
BASE - ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
10,287 GALS. @ .2717 PER 100 GALS	27.95
SUBTOTAL	251.42
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
10,287 GALS. @ .4482 PER 100 GALS	46.11
SUBTOTAL	313.86
EDWARDS AQUIFER AUTHORITY FEE	
97,253 GALS. @ .03452 PER 100 GALS	33.57
SUBTOTAL	33.57
STORMWATER FEE	
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	135.61
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
95,757 GALS. @ .4159 PER 100 GALS	398.25
SUBTOTAL	423.66
STATE-IMPOSED TCEQ FEE (WATER)	7.14
STATE-IMPOSED TCEQ FEE (WASTE WATER)	2.04
TOTAL CURRENT CHARGES	1,167.30
TOTAL ACCOUNT BALANCE	1,167.30

YOUR METER READING

2 1 9 1 7 X X

SUBTRACT PREVIOUS
READING FROM CURRENT:

21,917-21,787=130

CONVERT TOTAL
TO GALLONS:

130X748.1=97,253

USAGE DETAILS

TOTAL DAYS OF SERVICE		29
DOMESTIC METER READING ON:	MAR 17 2021	21,787
DOMESTIC METER READING ON:	APR 14 2021	21,917
METER WATER USE (GALLONS)		97,253

LAST PAYMENT WAS MADE FOR 1,158.54 ON MAR 30 2021.

Life happens. That's why there's



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- Easy application
- Multiple programs available

saws.org/uplift

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Pay Online: www.SAWS.org
Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm

---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number Street Apt#

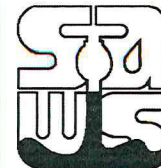
City State Zip

New Home Phone: ()



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	1,011.27
WATER SUPPLY FEE	1,567.55
EDWARDS AQUIFER AUTHORITY FEE	117.50
SEWER SERVICE CHARGE	1,434.85
STATE-IMPOSED TCEQ FEE	8.64
TOTAL CURRENT CHARGES	4,139.81
CREDIT BALANCE	3,550.80CR

AMOUNT DUE NOW	589.01
LATE FEE AFTER JUL 06 2021	0.00
TOTAL WITH LATE FEE	589.01

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

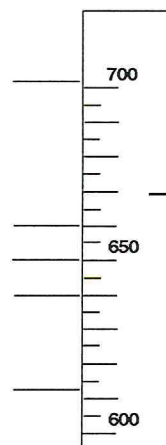
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

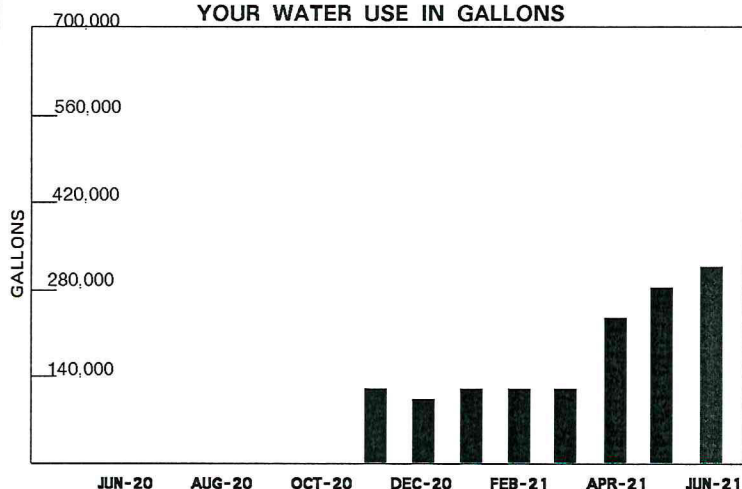
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
666.6

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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- Phone: 210-704-SAWS (7297)

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DETACH HERE

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DETACH HERE

Project Agua keeps water flowing to your neighbors in need.

Project Agua Donation:

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350626-0288713-0003
23611

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$589.01

AMOUNT DUE AFTER JUL 06 2021

\$589.01

0013506260288713000300058901000589013



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: MAY 15-JUN 14 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
34,786 GALS. @ .2717 PER 100 GALS	94.51
218,634 GALS. @ .3171 PER 100 GALS	693.29
SUBTOTAL	1,011.27
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
34,786 GALS. @ .4482 PER 100 GALS	155.91
218,634 GALS. @ .5232 PER 100 GALS	1,143.89
SUBTOTAL	1,567.55
EDWARDS AQUIFER AUTHORITY FEE	
340,386 GALS. @ .03452 PER 100 GALS	117.50
SUBTOTAL	117.50
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
338,890 GALS. @ .4159 PER 100 GALS	1,409.44
SUBTOTAL	1,434.85
STATE-IMPOSED TCEQ FEE (WATER)	6.72
STATE-IMPOSED TCEQ FEE (WASTE WATER)	1.92
TOTAL CURRENT CHARGES	4,139.81
CREDIT BALANCE	3,550.80CR
TOTAL ACCOUNT BALANCE	589.01

YOUR METER READING

2	0	7	5	7	X	X
---	---	---	---	---	---	---

SUBTRACT PREVIOUS READING FROM CURRENT:	CONVERT TOTAL TO GALLONS:
20,757-20,302=455	455X748.1=340,386

USAGE DETAILS

TOTAL DAYS OF SERVICE		31
DOMESTIC METER READING ON:	MAY 15 2021	20,302
DOMESTIC METER READING ON:	JUN 14 2021	20,757
METER WATER USE (GALLONS)		340,386

LAST PAYMENT WAS MADE FOR 3,550.80 ON JUN 03 2021.

Life happens. That's why there's



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Pay in Person:

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---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
City		State
Zip		
New Home Phone: ()		



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02741 WOODBURY ST
ACCOUNT # 001350622-0288471-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	221.52
WATER SUPPLY FEE	264.54
EDWARDS AQUIFER AUTHORITY FEE	29.70
STORMWATER FEE	135.61
SEWER SERVICE CHARGE	377.00
STATE-IMPOSED TCEQ FEE	9.18

TOTAL CURRENT CHARGES 1,037.55

AMOUNT DUE NOW	1,037.55
LATE FEE AFTER JUL 06 2021	0.00
TOTAL WITH LATE FEE	1,037.55

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

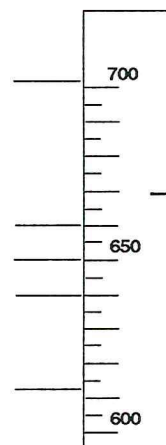
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

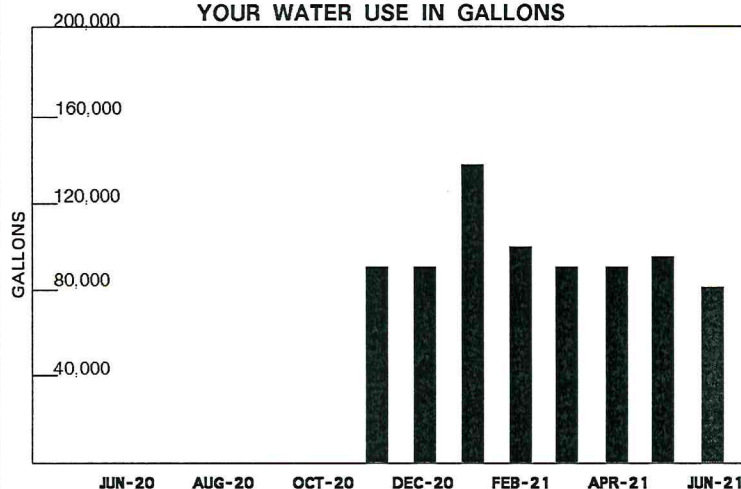
Stage III Begins 640.0 ft.

Record Low Aug. 1956, 612.9 ft.



** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

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- Phone: 210-704-SAWS (7297)

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DETACH HERE

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DETACH HERE

Project Agua keeps water flowing to your neighbors in need. Project Agua Donation: ☐ ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

ACCT# 001350622-0288471-0003
23610

☐ Check here for mail address change.
Make changes on the reverse side.



UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$1,037.55

AMOUNT DUE AFTER JUL 06 2021

\$1,037.55

0013506220288471000300103755001037551



If you have any question about your bill, please call (210) 704-SAWS or write to: SAWS Customer Service, P.O. Box 2449, San Antonio Texas 78298-2449. SAWS appreciates the opportunity to serve you.

CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: MAY 15-JUN 14 2021
001350622-0288471-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
16,459 GALS. @ .2084 PER 100 GALS	34.30
SUBTOTAL	221.52
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
16,459 GALS. @ .3438 PER 100 GALS	56.59
SUBTOTAL	264.54
EDWARDS AQUIFER AUTHORITY FEE	
86,032 GALS. @ .03452 PER 100 GALS	29.70
SUBTOTAL	29.70
STORMWATER FEE	
NON RESIDENTIAL LOT MORE THAN 65% IMP	135.61
SUBTOTAL	135.61
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
84,536 GALS. @ .4159 PER 100 GALS	351.59
SUBTOTAL	377.00
STATE-IMPOSED TCEQ FEE (WATER)	7.14
STATE-IMPOSED TCEQ FEE (WASTE WATER)	2.04
TOTAL CURRENT CHARGES	1,037.55
TOTAL ACCOUNT BALANCE	1,037.55

YOUR METER READING

2	2	1	6	3	X	X
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SUBTRACT PREVIOUS
READING FROM CURRENT:
22,163-22,048=115

CONVERT TOTAL
TO GALLONS:
115X748.1=86,032

USAGE DETAILS

TOTAL DAYS OF SERVICE		31
DOMESTIC METER READING ON:	MAY 15 2021	22,048
DOMESTIC METER READING ON:	JUN 14 2021	22,163
METER WATER USE (GALLONS)		86,032

LAST PAYMENT WAS MADE FOR 1,176.05 ON MAY 27 2021.

Life happens. That's why there's



- Bill payment assistance
- Easy application
- Multiple programs available

saws.org/uplift

SAWS bills stormwater fees on behalf of the City of San Antonio. For questions or concerns about stormwater billing call SAWS at 704-SAWS

Payments mailed will be processed electronically.



Para recibir su estado de cuenta en español favor de llamar 704-SAWS

CHOOSE A BILL PAYMENT THAT WORKS FOR YOU!

Pay by Phone: 704-SAWS(7297)
Pay Online: www.SAWS.org
Pay in Person:

CUSTOMER SERVICE LOCATIONS

---Monday - Friday---

---803 Castroville Road(Las Palmas) 8:00 am - 5:00 pm
---403 S.W.W. White Rd(Comerica Bldg) 8:00 am - 5:00 pm

MAILING ADDRESS CHANGE

Number	Street	Apt#
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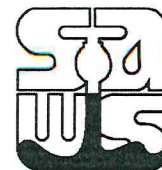
City	State	Zip
------	-------	-----

New Home Phone: () _____



San Antonio Water System

P.O. Box 2990
San Antonio, Texas 78299-2990
(210) 704-SAWS (7297)



CURRENT BILL SUMMARY

UPTOWN HEIGHTS LLC
02803 WOODBURY ST
ACCOUNT # 001350626-0288713-0003

CYCLE 12 ROUTE 4240

DOMESTIC WATER SERVICE CHARGE	1,011.27
WATER SUPPLY FEE	1,567.55
EDWARDS AQUIFER AUTHORITY FEE	117.50
SEWER SERVICE CHARGE	1,434.85
STATE-IMPOSED TCEQ FEE	8.64

TOTAL CURRENT CHARGES	4,139.81
CREDIT BALANCE	3,550.80CR

AMOUNT DUE NOW	589.01
LATE FEE AFTER JUL 06 2021	0.00
TOTAL WITH LATE FEE	589.01

(Detailed bill calculation on back)

EDWARDS AQUIFER WATER LEVEL

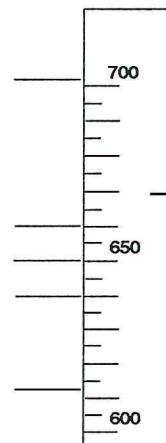
Record high June 1992, 703.2 ft.

Stage I Begins 660.0 ft.

Stage II Begins 650.0 ft.

Stage III Begins 640.0 ft.

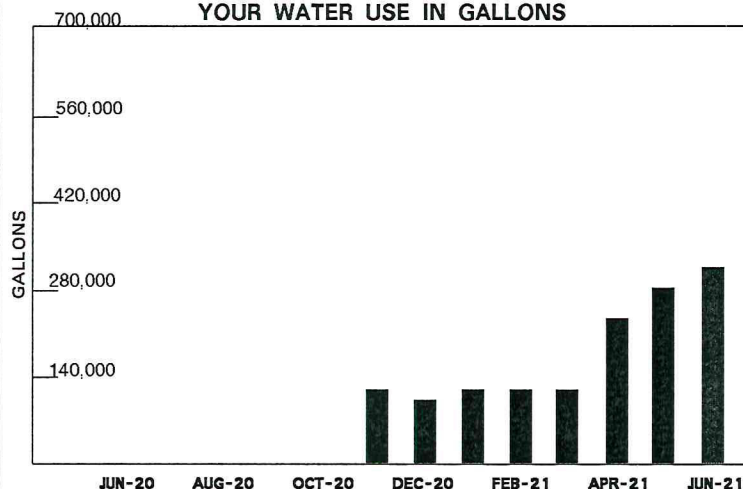
Record Low Aug. 1956, 612.9 ft.



CURRENT LEVEL
666.6

** Measured in feet above sea level

YOUR WATER USE IN GALLONS



ANNUAL AVERAGE CONS
69,573 GALLONS

BASE CONSUMPTION IS
69,573 GALLONS

TIER 1 IS BASE
TIER 2 IS 101-125%
TIER 3 IS 126-175%
TIER 4 IS OVER 175%

(SEE CURRENT BILL
CALCULATION ON
REVERSE SIDE)

Due to the COVID-19 pandemic, SAWS has temporarily stopped late fees and disconnections for non-payment. Payments can continue to be made via:

- Web: saws.org/myaccount
- Mail
- Payment Centers
- Phone: 210-704-SAWS (7297)

Having trouble paying your bill?

A payment arrangement keeps your account in good standing while giving you more time to pay. Sign up now at saws.org/arrangement.

To see if you qualify for payment assistance, visit saws.org/uplift.

DETACH HERE

SAVE A STAMP: PAY ONLINE AT WWW.SAWS.ORG

DETACH HERE

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Project Agua Donation: ☐ ☐ ☐ ☐ ☐

RETURN BOTTOM PORTION WITH PAYMENT

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23611

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UPTOWN HEIGHTS LLC
PO BOX 4697
LOGAN UT 84323

AMOUNT DUE NOW.....

\$589.01

AMOUNT DUE AFTER JUL 06 2021

\$589.01

0013506260288713000300058901000589013

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CURRENT BILL CALCULATION

SERVICE DATES FOR THIS STATEMENT: MAY 15-JUN 14 2021
001350626-0288713-0003

DOMESTIC WATER SERVICE CHARGE	
BASE = ANNUAL AVG CONS GALLONS	69,573
(1 1/2) INCH METER CHARGE (MINIMUM BILL)	61.29
69,573 GALS. @ .1810 PER 100 GALS	125.93
17,393 GALS. @ .2084 PER 100 GALS	36.25
34,786 GALS. @ .2717 PER 100 GALS	94.51
218,634 GALS. @ .3171 PER 100 GALS	693.29
SUBTOTAL	1,011.27
DOMESTIC WATER SUPPLY FEE	
69,573 GALS. @ .2989 PER 100 GALS	207.95
17,393 GALS. @ .3438 PER 100 GALS	59.80
34,786 GALS. @ .4482 PER 100 GALS	155.91
218,634 GALS. @ .5232 PER 100 GALS	1,143.89
SUBTOTAL	1,567.55
EDWARDS AQUIFER AUTHORITY FEE	
340,386 GALS. @ .03452 PER 100 GALS	117.50
SUBTOTAL	117.50
SEWER SERVICE CHARGE	
FIRST 1,496 GALLONS (MINIMUM CHARGE)	25.41
338,890 GALS. @ .4159 PER 100 GALS	1,409.44
SUBTOTAL	1,434.85
STATE-IMPOSED TCEQ FEE (WATER)	6.72
STATE-IMPOSED TCEQ FEE (WASTE WATER)	1.92
TOTAL CURRENT CHARGES	4,139.81
CREDIT BALANCE	3,550.80CR
TOTAL ACCOUNT BALANCE	589.01

YOUR METER READING

2	0	7	5	7	X	X
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SUBTRACT PREVIOUS READING FROM CURRENT:	CONVERT TOTAL TO GALLONS:
20,757-20,302=455	455X748.1=340,386

USAGE DETAILS

TOTAL DAYS OF SERVICE	31
DOMESTIC METER READING ON:	MAY 15 2021 20,302
DOMESTIC METER READING ON:	JUN 14 2021 20,757
METER WATER USE (GALLONS)	340,386

LAST PAYMENT WAS MADE FOR 3,550.80 ON JUN 03 2021.

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MAILING ADDRESS CHANGE

Number Street Apt#

City State Zip

New Home Phone: ()