

Filing Receipt

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LEASE ADDENDUM FOR ALLOCATING WATER/WASTEWATER COSTS

l.	Addendum. This is an addendum to the TAA Lease Contract for Apt. No. 1705 in the The Morgan
	Apartments inAustin
	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 received 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 <i>not</i> 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 \$74.30 per unit, varying from \$55.83 to \$164.30 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.
В.	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.
Э.	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.
Sig	natures of All Residents Signature of Owner or Owner's Representative
ľe:	vas Apartment Association

²⁰ Luis 5 Rivera ⁵⁰ Cassidy Lane



CY 2023 Registration of Submetered OR Allocated Utility Service

Control Number: 54440
Registration No.:
(this number to be assigned by the
PUC after your form is filed)

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

PROPERTY OWNER: Do <u>not</u> enter the name of the owner's contract manager, management company, or billing company.								
Name CAF Citym	ark Morgan Ov	vner LLC						
Mailing Address:	1801 Wellsbra	anch Pkwy	City	Austin	State	TX	Zip	78728
Telephone# (AC)	512-251-9265	·						
E-mail	lrobles@caf	fmanagement.com	n.					
NA	ME, ADDRES	S, AND TYPE OF PF	ROPER	TY WHERE UTILI	TY SERVI	CE IS P	ROVID	ED
Name CAF Cityn	nark Morgan O		_					,
Mailing Address:	Mailing Address: 1801 Wellsbranch Pkwy City Austin State TX Zip 78728						78728	
Telephone# (AC)	512-251-926	5						
E-mail		nanagement.com						
🗶 Apartment Con	nplex Co	ondominium	Manuf	actured Home Renta	al Commu	nity	Mult	iple-Use Facility
If applicable, descr	ibe the "multi	ple-use facility" here):					
		INFORMAT	TON C	ON UTILITY SERVI	CE			
Tenants are billed	for Wat	ter Wastewate	er		Submetere	ed <u>OR</u>	★ Al	located ★★★
Name of utility pro			Austin					· ·
Date submetered of	or allocated bil	ling begins (or began	ı) [Rec	_l uired		
METHOD USED 7	TO OFFSET CI	HARGES FOR COM	MON A	AREAS Check one	line only.			
Not applicable,	because	Bills are based on the	he tena	nt's actual submete	red consui	nption		
		There are <u>neither</u> c	commo	n areas <u>nor</u> an instal	lled irrigat	ion syste	em	
All common are	eas and the irr	igation system(s) are	metere	ed or submetered:				
We deduct the act	ual utility cha	rges for water and wa	astewa	ter to these areas the	en allocate	the ren	naining	charges among
our tenants.								
This property h	as an installed	irrigation system tha	at is <u>no</u>	t separately metered	d or subme	etered:		
We deduct	percent	(we deduct at least 25	5 perce	ent) of the utility's to	otal charge	es for wa	iter and	wastewater
consumption, then allocate the remaining charges among our tenants.								
This property h	as an installed	irrigation system(s)	that <u>is/</u>	are separately mete	red or sub	metered	:	
We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's								
total charges for w	total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.							
This property d	oes <u>not</u> have a	n installed irrigation	systen	ı:				
We deduct at least	5 percent of t	he retail public utilit	y's tota	al charges for water	and waste	water co	nsumpt	tion, and then
allocate the remain	ning charges a	mong our tenants.		_				
★★★IF UTILIT	Y SERVICES A	ARE ALLOCATED, Y	YOU M	IUST ALSO COMPI	LETE PAG	E TWO	OF TH	IS FORM ★★★
You can e-file this form online through the PUC Interchange Filer (https://interchange.puc.texas.gov/filer).								
- You can find instructions for E-Filing at https://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf.								
				D 11 4 4 4				
Or you may mail	one copy to:			For all other delive	ery or cou	ner serv	ices:	
For USPS:								
Public Hillity Co.	nmission of T	Texas Central Recor	ds	Public Utility Com	mission o	f Tevac	Centra	1 Records
Public Utility Commission of Texas Central Records P.O. Box 13326 Public Utility Commission of Texas Central Record 1701 N. Congress Ave., 8-100						1 1000103		
Austin, TX 78711-3326				Austin, TX 78701				

METHOD USED TO ALLOCATE UTILITY CHARGES

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

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

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

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

For Box #4: if you check off with the % you will need to choose #1, #2, or # 3 from above as the reminder of no more than 50%.

4. Occupancy and size of rental unit percent (in which no more than 50%) of the utility bill for

consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:

- the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

Submetered hot water:

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

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

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

As outlined in the condominium contract. Describe:

Size of manufactured home rental space:

The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

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

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