



## LANDLORD AGREEMENT FAQ'S for Owners

### **What is a Landlord Agreement?**

This arrangement allows electric service to be automatically transferred to the Owner's name when such an account is no longer in the name of the tenant. This will allow for the cleaning and/or showing of rental units without any interruption of service. SRP requires a permanent account and at least 10 rental units to be eligible for a Landlord Agreement.

### **Is this program right for me?**

A Landlord Agreement can be a useful option for Owners that meet the following criteria:

- Account that is always on – such as a laundry or recreation room
- A minimum of 10 rental units; less than 10 rental units are not eligible
- This program works best with larger scale apartment complexes.
- Single family homes, condominiums, and rental locations with long term tenants or short term ownership may find the management of this agreement to be cumbersome.

### **Will I have to pay turn-on fees each time the account is placed back under my name?**

After the initial turn-on fee is charged, future turn-on fees will be waived.

### **Will I have to pay a deposit for every unit?**

The Landlord Agreement allows SRP to offer a reduced deposit fee of \$40 per Residential unit. The total deposit is paid by the Owner and held on a designated permanent *primary* account throughout the life of the agreement. The deposit must be paid to set up a new Landlord Agreement.

### **What happens if I close the *Primary* account?**

If the primary account is closed, the Landlord Agreement will automatically be cancelled. The held deposit will be applied as a credit to the final bill of the closed primary account.

### **How is service billed in between tenants?**

The units will continue to produce monthly statements with payment due within the 21-day term. Until service is transferred to the new tenant, the owner will be responsible for the usage at the unit. If the final bill is not paid on or before the due date the unpaid balance will be transferred to the primary account.

### **Can I leave the service under my name instead of transferring service to the tenant?**

Due to the automation involved, SRP prefers to have the service listed under the appropriate tenant to protect the Owner. It will be the Owner's responsibility to ensure that the new tenant applies for service in the tenant's name. If the units are rented with utilities included, SRP will cancel this agreement.



### LANDLORD AGREEMENT

The Owner is SRP's Customer of Record for the rental property service address(es) below. This agreement ("Landlord Agreement") provides the Owner of rental properties an automatic turn-on arrangement whereby accounts for electric service for individual units will be automatically transferred to the Owner's name when such accounts are not in the name of a tenant.

**The Owner and SRP hereby agree as follows:**

SRP provides this service as a convenience to the Owner only for the purpose of cleaning and/or showing of a rental unit. **If the Owner rents units with utilities included or converts the property into condominiums, this Landlord Agreement shall be deemed immediately terminated, and the security deposit will be evaluated and increased according to SRP's deposit guidelines.**

SRP shall provide electric service and render bills in accordance with its applicable residential and non-residential electric service rates, price plans, riders, Rules and Regulations, and other applicable standards and policies, including SRP's commercial and residential credit policies.

The Owner acknowledges and that a turn on order may occur at any time during the day and assumes risk of fire or damage to personal property if any appliance or other electronic devices are turned on at the time power is reconnected. A service fee, determined by SRP, shall be charged the Owner to initially establish service in the Owner's name for each account. Thereafter, when an account is transferred automatically from a tenant's name to the Owner, no service fee will be charged for that account.

The Owner must have a primary account in the Owner's name, and the Owner shall provide a security deposit, to be determined by SRP, for each automatic turn-on account. The deposit will be held on the Owner's primary account until this Landlord Agreement is terminated. At such time, said deposit, less any sums owed to SRP by the Owner, shall be returned to the Owner. The deposit is subject to periodic review and may be adjusted and increased by SRP according to SRP's security deposit policies and guidelines.

The Owner shall be responsible for payment of bills rendered for service on the account until a new tenant requests service in his or her name. Any unpaid account balances will be transferred to the primary account. It is the Owner's responsibility to ensure that a new tenant applies for service in the tenant's name. SRP has created an Internet site that allows the Owner to securely view accounts for which the Owner is SRP's customer of record. SRP will assist the Owner in setting up access to the Internet site after this Landlord Agreement is in effect.

The Owner acknowledges and agrees that the Owner shall have no authority to order SRP to disconnect service to any account while the Landlord Agreement is in effect. The Owner further acknowledges that the Owner shall not restrict or prohibit product or service offerings between SRP and its customer, which may also be the Owner's tenant. If a tenant's service is disconnected for non-payment, the Owner or the Owner's representative must provide SRP with the SRP reference number for reinstatement of service in such cases. If the Owner wants service connected the same day, a same day service fee will be charged. There will be no charge for connections made the following SRP business day (typically Monday-Friday except for holidays). When a tenant's prepay meter is removed, a standard meter will be installed at no charge on the following SRP business day. If a same day replacement is requested by Owner, a same day service fee will be charged.

SRP may cancel this Agreement without prior notice to the Owner or cure period should the Owner: (i) be delinquent in payment on any SRP account; (ii) restrict or prohibit tenants from participating in any of SRP's product or service offerings; or (iii) be in default or in violation of any of the terms and conditions of this Landlord Agreement, SRP's Rules and Regulations (available at [www.srpnet.com](http://www.srpnet.com)), or applicable credit policy. Otherwise, this Landlord Agreement may be canceled for convenience at any time upon 30 days written notice by either party.

**OWNER/LANDLORD AGREEMENT HOLDER'S LEGAL NAME:**

Please provide the name of the legal entity that will be SRP's customer of record:

\_\_\_\_\_

**SERVICE ADDRESS**

Please attach a complete list of service addresses to this Agreement.

**BILLING ADDRESS:**

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

**CONTACT PHONE:**

\_\_\_\_\_

**E-MAIL ADDRESS:**

\_\_\_\_\_

I have read and agree to the terms, covenants, and conditions of this Landlord Agreement, as set forth above.

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Its: \_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

**SRP USE ONLY**

Accepted By: \_\_\_\_\_  
Landlord Agreement No.: \_\_\_\_\_  
Deposit Amount: \_\_\_\_\_

Date: \_\_\_\_\_  
Permanent Account No.: \_\_\_\_\_



**LANDLORD AGREEMENT**

<b>SRP SERVICE ADDRESS (INCLUDE APT/UNIT #)</b>	<b>SRP SERVICE ADDRESS (INCLUDE APT/UNIT #)</b>