



UTILITY ADDENDUM

Landlord has chosen to use a third-party billing service for utilities not included in rent. Unless otherwise instructed by Landlord, Tenant will NOT contact individual utility companies for the utilities for which they are responsible. EACH Tenant on this Lease shall enroll with SimpleBills (at SimpleBills.com), or a subsequent provider at the Landlord's election, for utility billing BEFORE the commencement of this Lease. Utility bills shall be divided among the Tenants on this Lease so that each Tenant shall receive a bill for their portion of the utility bills. Tenant shall PAY SimpleBills for the utilities for which they are responsible during the term of this Lease and shall pay applicable service fees for SimpleBills, which shall be billed on the monthly utility bill Tenant shall receive from SimpleBills. Tenant shall agree to the Terms of Service from SimpleBills, which shall be made available to Tenant at time of enrollment. If Tenant does not pay SimpleBills when bills are due, Landlord may put the utility charge on Tenant's account with Landlord and an additional utility administration fee of **\$50.00** per bill shall be added to Tenant's account. Utilities may be subject to disconnection if not enrolled in SimpleBills. Tenant shall be responsible to keep their account with SimpleBills active through the end of the Lease until their final bill from SimpleBills is provided to Tenant, regardless of when Tenant physically moves out of the unit.

Resident Signature

Date

Community Manager

Date