

# ALLEN & ROCKS, INC.

The Metropolitan of Baltimore  
Baltimore, Maryland

## **BILLING FOR ELECTRICITY, GAS, WATER AND SEWER**

We are pleased that you are considering renting at The Metropolitan of Baltimore and wish you to know that if you do so, you will be billed for gas and electricity, water and sewer on an allocated basis. This means that after we receive a bill from the utility provider **for electricity, we will deduct 30%** from that bill, which sum will be paid by us, with the tenants at the property being billed on a monthly basis their proportionate share of the remaining electricity. This means that after we receive a bill from the utility provider **for gas, we will deduct 10%** from that bill, which sum will be paid by us, with the tenants at the property being billed on a monthly basis their proportionate share of the remaining gas. This further means that after we receive a bill from the utility provider **for water and sewer, we will deduct 20%** from that bill, which sum will be paid by us, with the tenants at the property being billed on a monthly basis their proportionate share of the remaining water and sewer. The gas and electricity, water and sewer charges will be allocated among the tenants in the community based on the number of authorized tenants and occupants in each apartment as of the first day of each month. The amount owed by each tenant will be calculated and billed by our Billing Service.

If you have a dispute relating to the computation of your bill, that dispute will be resolved between you and us.

Please click on this link <https://metropolitanofbaltimore.com/renters-form/> to view, download, and print a copy of the last two electric, gas, water and sewer bills issued to us. Please note that the average monthly bill for all dwelling units in this property in the previous calendar year was **\$49.53** for electricity, **\$37.73** for gas, **\$19.69** for water, and **\$17.36** for sewer. If this Community did not bill on an allocated basis in the previous calendar year, these amounts are estimated using the actual bills for the Community.

A tenant will have the right, on written request, to inspect records retained by us that document a bill for electricity, gas, water and sewer.

Please also understand that in addition to your allocated costs for gas and electricity, water and sewer removal, you will be charged a **\$10.00** fee to set up your account, a **\$10.00** fee to terminate your account, and a monthly administrative fee of **\$4.50**.

This information is being provided to you in accordance with Section 8-212.4 of the Real Property Article of the Annotated Code of Maryland.

I/We acknowledge receipt of a copy of this Disclosure.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date