

## **Revert-to-Landlord Agreement**

The Residential Property Revert-to-Landlord Consent Agreement is a service offered by MCEC to landlords for residential properties only. The purpose of this agreement is to aid the landlord in transferring the electric service without interruption once a disconnect order has been placed by the tenant. Please see the following conditions concerning this agreement.

1. Landlord represents that he/she/it owns or manages the Property and leases it to a tenant who utilizes MCEC.

2. Landlord does not want the Property left without utility services after the tenant vacates. Therefore, Landlord agrees to be bound by MCEC's service rules, regulations and bylaws and in the event that the tenant requests MCEC disconnect his/her electric service to the Property, the utility services will be transferred to an account automatically created in Landlord's name without interruption. The transfer of services will become effective on the date that tenant's disconnect request is scheduled to become effective.

Exceptions:

- A. The service will not be automatically transferred into your name if service to a resident has been disconnected for nonpayment of bill, or violation of MCEC's service rules and regulations. A tenant's service can be shut off without landlord notification.
- B. An inspection may be required if changes are made to the electrical wiring.

3. To participate in the Revert-to-Landlord program, the landlord's account must be current and in good standing— accounts with past due balances cannot be enrolled.

4. A \$10 non-refundable account setup fee will be applied with each transfer. (A service deposit and \$15 Membership fee may be applicable). The 15.00 membership fee will be refunded once all accounts in the landlord's name become inactive.

5. This agreement applies to all meters that are provided by MCEC at each address. There is no option to select one particular meter if more than one meter is present at an address.

6. Landlord shall be responsible for payment for all utility services provided to the Property after the reversion date until MCEC receives notice to transfer or disconnect services.

7. Failure to pay bills in a timely manner for service provided to an account in the Landlord's name may result in disconnection of service and/or termination of this Agreement.

8. Any bills in the Landlord's name that remain unpaid after MCEC's final bill will be transferred to the Landlord's permanent account, if one exists. Reversion Account bills will be sent to Landlord at the address on record with MCEC.

9. If a landlord has a change of mailing address, email address or contact information, it is the landlord's sole responsibility to update this information either by calling MCEC at 803-749-6400 or email at [memberservices@mcecoop.com](mailto:memberservices@mcecoop.com).

10. Agreement shall remain in effect until the earlier of: (a) MCEC's receipt of notice that the Property has been sold or is no longer being managed by Landlord; (b) notification of termination is received; and (c) failure to maintain an adequate payment record as described above.

11. Voluntary termination of this Agreement by Landlord/Property Manager shall be made by submitting a request in writing to MCEC by fax (803-749-6495), e-mail ([memberservices@mcecoop.com](mailto:memberservices@mcecoop.com)) or mailing a request to: MCEC, P O Box 669 Lexington, SC 29071.

PLEASE NOTE:

No guarantee is made that service will not be disconnected upon a tenant's request except that MCEC will make every effort to grant requests for automatic transfers. Initials: \_\_\_\_\_

MCEC will not be part of landlord/tenant disputes. We reserve the right to cancel the RTL Agreement on any and all properties at any time. Initials: \_\_\_\_\_

MCEC reserves the right to terminate the RTL agreement and transfer any unpaid balances in a tenants name to the Landlord's account if it is discovered the tenant continues to reside at the property once the service is in the Landlord's name. Initials: \_\_\_\_\_

Landlord agrees that notification of transfers will be done by email only. The landlord is responsible to keep up with notifications and should have a valid email address with MCEC at all times. MCEC will not be held liable for any accounts transferred into the landlord's name without notification. Software and Internet issues can prevent some notifications from processing completely. MCEC provides no guarantees concerning notifications. Initials: \_\_\_\_\_

Electric service in a tenant's name will not be impacted if you disenroll from the RTL program. Any units in the landlord's name that are removed from the RTL program will remain in the landlord's name unless the landlord specifically requests a shutoff at a particular unit. If the landlord chooses to disconnect service at the time he or she disenrolls from the RTL program and the meter/meters is/are not accessible by MCEC field personnel during the disconnect order, service will remain in the landlord's name until access is provided and the meter/meters is/are disconnected.

## Revert-to-Landlord Agreement (Signature Page)

In the space below please provide the billing information for these properties when service is reverted to the owner.

Name: _____	Authorized Agent: _____
Account: _____	Member# _____
Mailing Address: _____	City: _____
State/Zip: _____	Phone: _____
Federal Tax ID: _____	or SS# _____
Email Address: _____	

In the space below please list the locations to be enrolled for the MCEC- RTL program: Please use the back of this sheet if more space is needed.

Service Location	Unit	City	Attn: or CC

**I acknowledge that I have read and understand the provisions of the program as outlined above, agree to the terms stated therein as well as MCEC service rules, regulations, and bylaws and I am authorized to execute this agreement.**

Signature of Landlord or Authorized Agent	Printed Name	Date:
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Please indicate if you would like all accounts enrolled for online billing (SmartHub)  YES  NO

Name(s) of additional Authorized Contacts: \_\_\_\_\_

Additional Contact Phone Numbers: \_\_\_\_\_