



Foundry Lofts: Utility Responsibility and Details on Utility Charges

We are dedicated to transparency with residents about utility billing and other charges. Leases for our properties distinctly and intentionally break out utilities and services from the rent amount to help clarify these charges for residents, including any gas, water, sewer, electricity, and other charges. Rent and fee schedules are also publicly available on the website of each property.

Payment of utilities is the responsibility of the resident as detailed in the Lease. Foundry Lofts residents receive utilities bills from PEPCO and Metergy Solutions. Penthouse unit residents will also receive a bill from Washington Gas for the gas stove in each penthouse unit.

About Your Bills:

Metergy Solutions bills include consumption charges for the past month's billing period. More information about Metergy's billing is available [here](#).

PEPCO's bills include electric charges for the past month's billing period. More information about PEPCO's billing is available [here](#).

Washington Gas's bills typically include gas charges for the past month's billing period. More information on Washington Gas's billing is available [here](#).

Additionally, please also note that some utilities use estimated meter readings to issue bills. More information on Washington Gas's use of this practice, for example, is available [here](#).

Utilities:

Utility costs may be allocated to residents using different ratio utility billing system (RUBS) formulas that may include: (i) a ratio square footage formula; (ii) an occupancy formula; or (iii) evenly allocated by unit. The exact allocation type used for each utility is outlined in your Lease and accompanying Utility Addendum and is also set forth in the Schedule of Monthly Utility Charges for Foundry Lofts Residents below.

For the avoidance of doubt, Foundry Lofts residents do not pay for any common area utilities, for any utilities for affordable or vacant units, or for any utilities in retail and garage spaces. Foundry Lofts absorbs the utility costs associated with these units and spaces. For example, Foundry Lofts pays for the utility expenses associated with the following spaces at Foundry Lofts, among others: lobby; gym; vending machines; and dry lockers/dry cleaning.

Schedule of Monthly Utility Charges for Foundry Lofts Residents

The following chart provides details about monthly utility charges that Foundry Lofts residents pay for in-unit utilities, including details about who residents will receive utility bills from, so residents can keep track of these charges and understand their bills.

Utility Type	Billers and Billing Frequency	Billing Methodology
In-Unit Electric	<u>Pepco</u> Billed monthly	Pepco meters and bills you directly for your electrical usage in your apartment—which includes your usage of the lights and electrical outlets in your unit, and your usage of in-unit heating and cooling (HVAC)—based on a meter in your apartment.
In-Unit Gas (Penthouse Units Only)	<u>Washington Gas</u> Billed monthly	For penthouse units only, Washington Gas meters and bills you directly for your usage of your gas stove based on a gas meter in your penthouse unit.
In-Unit Water and Sewer	<u>Metergy Solutions</u> Billed monthly	Metergy bills you directly for your usage of in-unit water and sewer. These charges are sub-metered, which means you are charged for your water and sewer usage based on readings from a master meter that tracks the usage of the individual sub-meter in your unit.

Administrative and Other Charges Imposed By Utilities

Residents also must pay certain charges imposed by the utility companies themselves. More details about these charges are below.

Type of Charge	Billers and Billing Frequency	Billing Methodology and/or Purpose of Charge	Amount of Charge
D.C. Water Fees	<u>Metergy Solutions</u> Billed monthly	In addition to the charges noted above, your water bill from Metergy Solutions will also reflect the following fees that D.C. Water imposes on District residents: (i) Metering Fee (flat fee); (ii) Right of Way (ROW) Fee (varies based on usage); (iii) Payment In Lieu of Taxes (PILOT) Fee (varies based on usage); (iv) Clean Rivers Impervious Area Charge (CRIAC) (flat fee); and (v) Water System Replacement Fee (WSRF) (flat fee). More details on these fees charged by D.C. Water are set forth in your Lease.	These fees are set by D.C. Water and included as part of the monthly water/sewer bill noted above.

Questions

If you have any questions or concerns about the RUBS utility allocation methods described above – or if you have any questions about your utility charges, or want to dispute any charges issued to you using a RUBS formula or otherwise – please contact Foundry Lofts's property management team at theyards@lyvwellapartments.com. You may also contact Foundry Lofts's property management team at theyards@lyvwellapartments.com if you want to inspect or obtain copies of any utility bills or other records kept by Foundry Lofts, whether relating to the RUBS allocation methods noted above or otherwise. Such documentation will be made available to you upon request.

Similarly, you may also contact utility billing provider Metergy Solutions if you have any questions or concerns about the RUBS allocation methods described above or the utility charges allocated to you on the basis of a RUBS method, or if you want to dispute any of your utility charges. Metergy may be contacted at:

- Metergy Solutions: Customer Service team at 1-888-422-9319 or email CustomerService@MetergySolutions.com