

CITY OF MONETT LANDLORD AGREEMENT

In an effort for the City of Monett Utilities to maintain an effective relationship with landlords, the City is providing the following Landlord Agreement. This contract will define the relationship between the City and landlords for the security deposits for rental units and the connection/disconnection of utility services.

Landlord Security Deposits Required on Rental Units

Without a signed Landlord Agreement all utilities will be disconnected upon tenant transfers, and landlords will be required to provide a \$110.00 deposit per unit and provide a new utility application with each transfer.

With a signed Landlord Agreement landlords will indicate if services are to be transferred or disconnected upon tenant transfers. Also, landlords will be required to provide a matrix deposit based on the number of units they own. The matrix deposit for single-family rental units is \$100.00 for the first rental, \$25.00 for each additional rental, with a maximum deposit of \$500.00. Commercial rental deposits will be based on a deposit set by the General Manager of Utilities.

Connection/Disconnection of Utility Services

- 1) Utilities will be disconnected when the City receives a disconnect notice from a tenants unless the City has a written letter from the landlord identifying the property to automatically be transferred back into the landlords name with no interruption of utility service. The Landlord agrees that, as owner and landlord, they will be personally liable to the City of Monett for the cost of utility services which may be furnished after the closing reading of the meter(s) for the departing tenant until the opening reading of the meter(s) for the new tenant
- 2) The landlord shall be responsible for providing written notification to the City for change of billing address or telephone number, sale or purchase of property, or wish to discontinue this agreement. Responsibility for utilities connection or disconnection of these properties is solely that of the landlord.
- 3) The City of Monett will not assume responsibility for the utility bill that is in the tenant or landlords name.
- 4) Landlords shall provide the City of Monett a complete list of all rental property to receive a discount on the landlord security deposit for rental property and to avoid filling a new application with each utility transfer.
- 5) A renters receipt or signed lease agreement between the landlord and tenant will be required from each tenant in order for them to apply for utilities

with the City. All names of the persons 18 years of age or older renting or living in a location owned by a landlord must be on the lease agreement or receipt.

- 6) If a tenant should be **disconnected for non-payment**, an attempt will be made by City Utilities to contact the landlord, from the information provided. If we are unable to contact the landlord the services will remain off until the past due balance is paid or the landlord notifies City Utilities for utility transfer.

I, the undersigned, am the owner/manager of real property, which I lease or rent from time to time.

Street Address	Apt/Unit	Utilities to be transferred back to Landlord
		Yes or No

I understand that I may assign the responsibility for contacting the City of Monett to one or more authorized representatives for the purpose of transferring accounts into my name between tenancies. Said agents will be designated by virtue of an Appointment of Agent Agreement bearing my signature, which will serve as an addendum to this Landlord Agreement.

Property Owner's Name: {Landlord's Name} _____

Owner/Landlord Address: _____

Telephone Number: _____

Signature: _____

Name or Names of Authorized Representatives _____
