

## **Vela: 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 gas, water, sewer, electricity, trash/recycling, and billing charges assessed by utility companies or third-party billing companies. 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. Vela residents receive utilities bills from PEPCO, Metergy Solutions, and utility billing manager Conservice.

### **About Your Bills:**

The utility billing period for Conservice is typically 60-days prior to the payment due date. For example, a utility bill due on March 1 accounts for utilities used during the month of January.

Metergy 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](#).

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](#).

### **Common Area Utilities:**

Common area utility charges help enable Vela to offer many of the services that residents expect when they choose to live in our building. These services and associated charges generally include trash, stormwater drainage, and gas, in addition to common area electricity. These costs are 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 Utilities Addendum and is also set forth in the Schedule of Monthly Utility Charges for Vela Residents below.

For the avoidance of doubt, Vela residents do not pay for utilities for vacant units, or for utilities in retail and garage spaces. Vela absorbs the utility costs associated with these units and spaces. Additionally, Vela residents do not pay for common area electric utilities.

Starting on August 1, 2025, Vela will also pay for the utility expenses associated with the following spaces at Vela: Gym + yoga studio, pool, pet spa (x2), bike storage (x2), tenant storage (x5), dry cleaning, Print with Me printer service, penthouse gas fireplaces.

### Schedule of Monthly Utility Charges for Vela Residents

The following chart provides details about monthly utility charges that Vela residents pay for in-unit and common area 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	Estimated Monthly Average (if applicable) <sup>1</sup>
<b>In-Unit Electric</b>	<u>Pepco</u>  Billed monthly	PEPCO meters and bills you directly for your usage of the lights and electrical outlets in your unit based on a meter in your apartment.	Vela does not have access to this information as it is between the resident and Pepco. You may try to obtain this information from Pepco.
<b>In-Unit Heating and Cooling (HVAC)</b>	<u>Metergy</u>  Billed monthly starting in August 2025 for new residents, or upon next lease renewal for existing residents	Starting in August 2025, new Vela residents will receive a monthly bill from Metergy for in-unit heating and cooling (HVAC).  Metergy meters and bills you directly for your usage of in-unit HVAC.  Existing Vela residents do not currently pay for in-unit HVAC, and do not receive a bill from Metergy. Existing Vela residents will begin to receive a monthly bill from Metergy for in-unit HVAC upon their next lease renewal.	\$44.00/Month Average Estimated Monthly Bill
<b>Common Area Electric</b>	N/A	N/A Residents do not pay for this. Vela covers the cost of common area electric for you.	N/A
<b>Common Area Gas</b>	<u>Conservice</u>  Billed monthly	Gas usage is measured by Washington Gas and you will receive a bill from Conservice for your share of common area gas.	\$8.77/Month

<sup>1</sup> Please note residents may experience a fluctuation in their monthly utility bills for a variety of reasons, including, but not limited to, their own usage patterns, changes in seasons or weather, changes in utility rates, and broader utility demand (e.g., the expansion of large data centers).

		<p>Common area gas at Vela covers building-wide water heating (including the cost of heating the water in your unit), common area grills and fireplaces, the on-site generator, and other common area spaces (with gas primarily being used in colder seasons).</p> <p>Your share of common area gas charges is allocated to you using a RUBS method that is based on the number of occupants in your unit.</p> <p>Specifically, after a Common Area Deduction (CAD)<sup>2</sup> is deducted, the remaining cost for common area gas charges for a given month is divided by the number of occupants at Vela during the previous month, to obtain an amount per occupant. That amount per occupant is then multiplied by the number of occupants in your unit.</p> <p>This means your share of Vela’s common area gas charges is calculated according to the following formula:</p> <p>Your Charge = (Total Common Area Gas Cost * (1-CAD) / Previous Month Occupants) * Unit Occupants</p>	
<b>Trash</b>	<u>Conservice</u> Billed monthly	<p>Conservice will bill you for trash charges.</p> <p>Trash charges at Vela are allocated evenly among all occupied units after deducting a CAD. This means your share of trash charges at Vela is calculated according to the following formula:</p> <p>Your Charge = (Total Trash Cost * (1-CAD)) / Previous Month Total Occupied Units</p>	\$3.07/Month
<b>In-Unit Water and Sewer</b>	<u>Metergy</u> Billed monthly	<p>Metergy bills you directly for your usage of in-unit water and sewer.</p> <p>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.</p>	\$46.70/Month (including mandatory fees imposed by D.C. Water and detailed in the “Administrative and Other Charges” chart below)

<sup>2</sup> A complete listing of the precise spaces that fall within Vela’s CAD is available upon request from Vela’s manager.

<b>Common Area Water and Sewer</b>	N/A	N/A Residents do not pay for this. Vela covers the cost of common area water and sewer for you.	N/A
<b>Stormwater Drainage</b>	N/A	N/A Residents do not pay for this. Vela covers the cost of stormwater drainage for you.	N/A

**Administrative and Other Charges Imposed By Utilities/Utility Service Providers**

*Residents also must pay certain charges to set up, administer, or close some of their utility accounts. These charges are imposed by the utility companies themselves or by service providers that manage and bill for one or more utilities (such as Metergy Solutions and Conserve). Some of these charges are a one-time charge (e.g., when a resident opens or closes an account), and some are billed monthly. More details about these charges are below.*

Type of Charge	Billers and Billing Frequency	Billing Methodology and/or Purpose of Charge	Amount of Charge
<b>Conserve Account Activation Charge</b>	<u>Conserve</u>  Billed as a One-Time Charge	You are charged this amount to compensate Conserve for its administrative and other expenses in onboarding you and your Vela unit as a new account.	\$15.00 One-Time Charge
<b>Conserve Account Billing Service Charge</b>	<u>Conserve</u>  Billed monthly	You are charged this amount to compensate Conserve for its monthly administrative and other expenses in servicing your account.	\$4.00/Month
<b>Conserve Account Final Bill Charge</b>	<u>Conserve</u>  Billed as a One-Time Charge	You are charged this amount to compensate Conserve for its administrative and other expenses in closing your account.	\$15.00 One-Time Charge
<b>Conserve Vacant Service Charge</b>	<u>Conserve</u>  Billed as a One-Time Charge	You are charged this amount <u>only</u> if you fail to set up an account in your own name for utilities that are directly billed and metered (such as in-unit electric with Pepco) and Conserve is then billed for your usage of that utility.	\$50.00 One-Time Charge
<b>Metergy Account Activation Charge</b>	<u>Metergy Solutions</u>  Billed as a One-Time Charge	You are charged this amount to compensate Metergy Solutions for its administrative and other expenses in onboarding you and your Vela unit as a new account.	\$16.95 One-Time Charge
<b>Metergy Account Administration Charge</b>	<u>Metergy Solutions</u>  Billed monthly	You are charged this amount to compensate Metergy Solutions for its monthly administrative and other expenses in servicing your account.	\$11.50/Month

<p><b>Metergy Account Final Bill Charge</b></p>	<p><u>Metergy Solutions</u>  Billed as a One-Time Charge</p>	<p>You are charged this amount to compensate Metergy Solutions for its administrative and other expenses in closing your account.</p>	<p>\$16.95 One-Time Charge</p>
<p><b>D.C. Water Fees</b></p>	<p><u>Metergy Solutions</u>  Billed monthly</p>	<p>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.</p>	<p>\$4.04-\$11.00/Month  (These fees are included in the monthly estimated water bill figure above.)</p>

## **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 Vela’s property management team at [vela@bpapartments.com](mailto:vela@bpapartments.com).

You may also contact Vela’s property management team at [vela@bpapartments.com](mailto:vela@bpapartments.com) if you want to inspect or obtain copies of any utility bills or other records kept by Vela, 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 providers Conservice and/or 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. Conservice and Metergy may be contacted at:

**[INSERT RELEVANT CONTACT INFORMATION FOR CONSERVICE/METERGY HERE]**

Note: These Schedules of Utility Charges and of Non-Utility Charges may not include all fees and expenses you may incur during your tenancy. For example, these Schedules do not include charges you may be responsible for if you breach your Lease. Such charges might include, but are not limited to, late fees, charges for violations of community rules, damage charges, reasonable attorneys’ fees, and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. Further, please note that these Schedules of Utility Charges and of Non-Utility Charges are subject to change from time to time, as permitted under the Lease and applicable law.