UTILITY AND SERVICES ADDENDUM

This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated March 25, 2026 between SP Residential I, LLC

("We" and/or "we" and/or "us") and _____

("You" and/or "you") of Unit No. _____ located at 55 E. Main Street

(street address) in Bridgeport, CT 06608
and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

a) **Water** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ water bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of water during the applicable billing period.

b) **Sewer** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ sewer bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of sewer service during the applicable billing period.

c) **Gas** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ gas bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of gas during the applicable billing period.

d) **Trash** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ trash bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of trash service during the applicable billing period.
  Allocation Method: a flat fee of $25 per month for valet trash service.

e) **Electric** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ electric bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of electricity during the applicable billing period.

f) **Stormwater** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ stormwater bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of stormwater service during the applicable billing period.

g) **Cable TV** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ cable TV bills will be billed by the service provider to us and then allocated to youand then you will be billed directly by us for your actual consumption of cable TV service during the applicable billing period.

h) **Master Antenna** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ master antenna bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of master antenna service during the applicable billing period.

i) **Internet** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ internet bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of Internet during the applicable billing period.

j) **Pest Control** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ pest control bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of pest control service during the applicable billing period.
  Allocation Method: _____.

k) (Other) _____ service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of service during the applicable billing period.
  Allocation Method: _____.

l) (Other) _____ service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of service during the applicable billing period.
  Allocation Method: _____.

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2. When billed by us directly or through our billing company, you must pay utility bills within 10 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any monthly administrative, or late bill fees, you shall pay such fees as indicated below.

   Monthly Administrative Billing Fee: $ 4 (not to exceed $ _____)
   Late Fee: $ _____ (not to exceed $ _____)

   If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

3. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of $ 50.

4. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.

5. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.

6. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.

7. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.

8. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.

9. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.

10. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this Addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

11. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Management _____ Date _____

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