



MidAmerican Energy Company
P.O. Box 4350
Davenport, Iowa 52808-4350

Dear Landlord:

Thank you for your interest in establishing a landlord agreement with MidAmerican Energy Company. This agreement helps us know how to proceed when a tenant requests disconnection of services provided by MidAmerican. To help you decide which type of agreement meets your needs, we have enclosed information that includes a brief description of each option.

To activate your agreement, please visit our Landlord Advantage Web site at www.midamericanenergy.com and select For Landlords. You also may complete, sign and return the enclosed contract using the following methods:

E-mail: businessadvantage@midamerican.com.

Fax: 563-336-3568

Mail: MidAmerican Energy Company
Attn: Landlord Advantage
P.O. Box 4350
Davenport, IA 52808-4350

Once your landlord agreement has been established, we will send you a statement listing the details of your agreement. Please keep in mind that if you decide not to set up an agreement, there is a risk that services provided by MidAmerican will be disconnected between tenants.

We are dedicated to providing you excellent customer service. Please feel free to call us at 800-329-6261 if we may be of further assistance.

Sincerely,

Business Advantage

Enclosures (2)

Save some green.

Did you know that MidAmerican Energy offers energy efficiency programs such as energy audits and equipment rebate incentives for multifamily properties in Iowa and Illinois? For more information, call 800-894-9599 or visit www.midamericanenergy.com, select For Landlords, then Energy Efficiency Center, "More."



LANDLORD AGREEMENT

This agreement allows you to choose the actions you prefer when your tenants request disconnection of MidAmerican Energy service. Your tenant may choose to terminate service using the monthly meter reading. Service may be transferred into your name one business day prior to or up to two business days after the scheduled read date.

In most instances, the option(s) selected in this agreement will prevail. However, if service has been disconnected due to nonpayment or other credit action, this agreement will not be activated. In those instances, you may be unaware that service has been disconnected. If you discover the service has been disconnected, you may contact us to activate it.

It is expected that all accounts in your agreement name will be paid on time. MidAmerican reserves the right to suspend an agreement, with notice, due to a past due balance; during this time, you will not be notified when your tenants request disconnection.

The sale of any property will not remove the property from the agreement – please contact MidAmerican to cancel the agreement for any property that has been sold. Adding/removing properties to/from your agreement will not automatically start/stop service – to start or stop service, you must make the request separate from your agreement.

For Iowa Properties Only:

Regardless of whose name the service is in, gas and electric utility companies are not permitted to disconnect service between November 1 and April 1 when any resident at the property is approved for low income energy assistance.

Please provide the following information. Incomplete forms will be returned.

Bill Account Information *(The name to appear on the bill when an account is activated per this agreement.)*

Landlord Agreement Name _____

Social Security Number or Tax ID Number _____

Property Owner Information

Property Owner Company *(if applicable)* _____

Property Owner _____

Primary Phone _____ Ext _____ Alternate Phone _____ Ext _____

Fax _____ E-mail _____

(An e-mail address allows you to receive notification of service disconnection electronically, in addition to mail.)

Mail Address _____

City _____ State _____ ZIP _____

Property Management Information

Management Company *(if applicable)* _____

Property Manager *(if applicable)* _____

Primary Phone _____ Ext _____ Alternate Phone _____ Ext _____

Fax _____ E-mail _____

(An e-mail address allows you to receive notification of service disconnection electronically, in addition to mail.)

Mail Address _____

City _____ State _____ ZIP _____

Action Options:

Always: Services will be transferred into the agreement name any time a tenant calls to disconnect service. This option allows the utilities to be left on to clean the property and show it to prospective tenants – it also provides a level of protection for the property during the winter months.

Date Range: Services will be transferred when a tenant requests disconnection during the date range chosen. The agreement will be effective from the first day of the beginning month to the last day of the ending month. For example, if you choose November to March, the agreement will be effective from November 1 through March 31.*

Never: Services will be turned off whenever a tenant requests service disconnection and you will not be notified. Service will remain off until the next tenant requests service. We request notice to restore service when this option is chosen. Regardless of meter location, we will need access to the rental unit to restore gas service.*

Not Provided by MidAmerican Energy: If the electric or gas for your property is not served by MidAmerican, please select Not Provided. If an additional service is added to one of the properties listed, it is the landlord’s responsibility to provide MidAmerican timely notice so that the agreement can be amended.*

**Landlords, owners and/or property managers are responsible for winterizing the property to avoid damage due to frozen pipes. MidAmerican cannot be held responsible for any damage.*

Property Information Please include the complete address, including city, state, apartment and lot numbers.	Electric/Lighting Option				Natural Gas Option			
	Always	Date Range (Month-Month)	Never	Not Provided	Always	Date Range (Month-Month)	Never	Not Provided
		-				-		
		-				-		
		-				-		
		-				-		
		-				-		
Example: 123 Main St., Apt. 1, Davenport, IA	X					Nov - Mar		

Notification Options: (check only one box for each of the notification options below)

Bills and Correspondence – Includes monthly bills, disconnect notices, auto-connect letters and notification of tenant disconnect due to credit action. Indicate below where these items should be mailed.

Property owner Manager

Auto-Connect Letters – This notification is sent when services have been automatically activated in the agreement name. The letter will be mailed to the address selected for bills and correspondence within two business days. Indicate below the desired frequency of this notification.

Always Never

Summary Statements – Includes a full list of properties associated with the agreement and any requested changes to the agreement details. Indicate below where the statements should be mailed.

Property owner Manager Both

Frequency of Summary Statements – You have the option of receiving a summary statement monthly, annually or as changes occur. Indicate below the desired frequency of this notification.

Per change Monthly, if changes occur Annually

Please be advised the signature provided will serve as authorization for future changes to the agreement requested by the property owner or manager. The agreement will be effective within two business days of our acceptance of this signed form.

Signature _____ Date ___/___/___

(If authorizing signatory is other than the property owner, please attach a letter of authorization with this signed contract.)



Landlord Agreement Options

Action Options:

A landlord agreement allows you to choose the actions you prefer when your tenants request disconnection of MidAmerican Energy service. The option(s) you choose may apply to any or all services provided by MidAmerican at each property, including electric/electric lighting and natural gas. You also may choose different options for each service.

Always: Services will be transferred into the agreement name any time a tenant calls to disconnect service. This option allows the utilities to be left on to clean the property and show it to prospective tenants – it also provides a level of protection for the property during the winter months.

Date Range: Services will be transferred when a tenant requests disconnection during the date range chosen. A date range includes the first day of the beginning month to the last day of the ending month. For example, if you choose November to March, the agreement will be effective from November 1 through March 31.*

Never: Services will be turned off whenever a tenant requests service disconnection and you will not be notified. Service will remain off until the next tenant requests service. Regardless of the meter location, we will need access to the rental unit to restore gas service.*

Not Provided By MidAmerican Energy: If the electric or gas for your property is not provided by MidAmerican, please select Not Provided.*

**Landlords, owners and/or property managers are responsible for winterizing the property to avoid damage due to frozen pipes. MidAmerican cannot be held responsible for any damage.*

Notification Options:

For your convenience, MidAmerican offers several notification options for the properties associated with your landlord agreement.

Bills and Correspondence: Includes monthly bills, disconnect notices, auto-connect letters and notification of tenant disconnect due to credit action. These may be mailed to either the property owner or the manager. If you provide an e-mail address, we will send the notification of tenant disconnect electronically, in addition to mail.

Auto-Connect Letters: You may choose to receive this notification when services have been automatically activated in the agreement name. The letter will be mailed to the address selected for bills and correspondence within two business days.

Notification Options, Cont:

Summary Statements: Confirmation will be sent after a Landlord Agreement has been established. This summary statement will list all details of your agreement. Any changes will appear on future statements.

Frequency of Summary Statements: You have the option of receiving a summary statement monthly, annually, or as changes occur.

- Monthly – Sent the first business day of the following month if changes occur.
- Annually – Sent the first business of the anniversary month.
- As Changes Occur – Sent within two business days of any change.

Details of Options:

Before you establish a landlord agreement, please review the following details.

- Your tenant may choose to terminate service using the monthly meter reading. Service may be transferred into your name one business day prior or up to two business days after the scheduled read date.
- In most instances, the option(s) selected for the landlord agreement will prevail. However, if service has been disconnected due to nonpayment or other credit action, the agreement will not be activated and you may be unaware service was disconnected. If you discover service has been disconnected, you may contact us to activate it.
- It is expected that all accounts in your agreement name will be paid on time. MidAmerican may suspend an agreement, with notice, due to a past due balance; during this time, you will not be notified when your tenants request disconnection.
- Adding/removing properties to/from your agreement will not automatically start/stop service. To start or stop service, you must make the request separate from your agreement.
- If a gas or electric service is added to a property on your agreement, it is your responsibility to provide MidAmerican timely notice so the agreement can be amended.
- The sale of any property will not remove the property from the agreement. Please contact MidAmerican to cancel the agreement for any property that has been sold.
- FOR IOWA PROPERTIES ONLY – Regardless of whose name the service is in, gas and electric utility companies are not permitted to disconnect service between November 1 and April 1 when any resident of the property is approved for low income energy assistance.

Contact Information:

You may contact us with questions or request changes using the following methods:

Web: www.midamericanenergy.com and select For Landlords

E-mail: businessadvantage@midamerican.com

Fax: 563-336-3568

Mail: MidAmerican Energy Company
Attn: Landlord Advantage
P.O. Box 4350
Davenport, IA 52808-4350

Phone: 800-329-6261

Once you have established a landlord agreement with MidAmerican, you may use our Web site to:

- Request changes
- Add or remove properties
- Obtain budget billing amounts
- Start, stop or transfer service
- View pending service orders