

The Landlord Protection Plan ("LLPP") is a service offered by T. W. Phillips to all owners of rental property in T. W. Phillips' service area. If you own rental property and your tenant is responsible for gas service to that property, you can protect your property by signing and returning the attached LLPP agreement.

Under the LLPP, if a tenant moves out of a rental property and a new tenant does not apply for gas service, T. W. Phillips will not shut off the gas service. Instead, T. W. Phillips will simply transfer the gas service from the past tenant's name into the name of the landlord. The account balance, if any, will not be transferred, only the gas used after the date of the transfer. T. W. Phillips gives prompt written notice of the transfer to the landlord. Once gas service is turned on in the landlord's name, T. W. Phillips will not shut off the service unless the landlord provides a notarized letter to T. W. Phillips stating that the property is vacant. However, if gas service is in the landlord's name and a new tenant applies for service, the gas service will be transferred into the new tenant's name upon request. It is the landlord's responsibility to notify T. W. Phillips 30 days in advance in writing if the rental property is sold, if the landlord moves, or if the landlord wants to terminate the LLPP. T. W. Phillips will remove any account from the LLPP if the landlord's account is not paid in full by the due date of the final bill.

If you are a landlord and would like to take advantage of the protection offered by the LLPP, simply complete and sign the attached Agreement card and return it in the enclosed envelope. If you have any questions, please call Customer Service at 1-800-222-5101 or 287-2751.

****Please Note:** Pennsylvania Law, Act 54 of 1993, requires all property owners to be responsible for gas service whenever one gas meter provides service to more than 1 dwelling unit.

▲ Please keep this portion for your records ▲

▼ Return this portion only ▼

Landlord Name(s) _____ LL # _____

Social Security No.(s) _____ Home Phone _____

Mailing Address _____ Work Phone _____

Landlord Gas Service Account No. (if a T. W. Phillips customer) _____

Property Manager _____ Phone _____

RENTAL PROPERTY LIST

<u>Account Number</u>	<u>Meter Number</u>	<u>Current Tenant's Name</u>	<u>Address of Rental Property</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(For more accounts, please attach a separate paper)

(over)

I (We) agree to participate in T. W. Phillips' Landlord Protection Plan ("LLPP") under the terms and conditions listed below:

1. If a tenant moves out of a rental property and a new tenant does not apply for gas service, T. W. Phillips will not shut off the gas service. T. W. Phillips will transfer the gas service into my (our) name(s).
2. The account balance, if any, will not be transferred, only the gas used after the date of the transfer.
3. T. W. Phillips will give prompt written notice of the transfer to me (us).
4. Once gas service is turned on in my (our) name(s), I (we) understand that T. W. Phillips will not shut off the service unless I (we) provide a notarized letter to T. W. Phillips stating that the property is vacant.
5. However, if the gas service is in my (our) name(s) and a new tenant applies for service, the gas service will be transferred into the new tenants name as requested.
6. I (we) understand that it is my (our) responsibility to notify T. W. Phillips thirty (30) days in advance in writing if I (we) sell the property, move, or want to be removed from the LLPP.
7. I (we) understand that if an account is not paid in full by the due date of the final bill, that account will immediately be removed from the LLPP.

LANDLORD(S)/OWNER(S)

_____ Date _____

_____ Date _____