

# Excessive Utility Usage — (TUC) Tenant Usage Charge

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To: Residents/Tenants

Date: \_\_\_\_\_

Shell Beach, CA 93449

Dear: Tenants

As stated in your rental agreement, under Utilities & TUC, we may pay for some utilities and services at your address. The agreement also states, however, that any time your usage of this utility and/or services becomes excessive and exceeds the average amount of usage per month, you are responsible for payment above that amount, and that is to be considered as additional rent due; and will be added into the TUC (Tenant Usage Charge) each month.

We have enclosed a copy of the last record of usage and it shows that you went above the amount agreed on. If the increased amount of usage continues; Your monthly rent will increase by that amount on the rental agreement of \$\_\_\_\_\_.

Please send us an additional \$\_\_\_\_\_ as part of your next rent payment (Tenant Usage Charge) to cover the excess amount. Nonpayment of the full rent amount due is a violation of the rental agreement and grounds for termination of the agreement and appropriate legal action will begin.

Thank you for your cooperation.

Sincerely,

*Richard & Vicki Harrison*

Rental Owners/Landlords

