



Hon. Michelle L. Phillips  
Secretary to the Commission  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, NY 12223-1350

Dear Secretary Phillips,

RE: Notice of Intent of 140 Jane Street LLC (1407 Broadway, New York, New York 10018) to submeter electricity at **134-140 Jane Street, New York, New York 10014**, Located in the territory of Consolidated Edison Company of New York, Inc.

On behalf of 140 Jane Street LLC, see attached the submetering application for **134-140 Jane Street, New York, New York 10014**.

Thank you.

**Alison Christopher**  
Sr Regulatory Affairs  
**Metergy Solutions**

30-30 47th Ave, Suite 540, Long Island City, NY 11101  
p. 212-930-9300  
[alison.christopher@metergysolutions.com](mailto:alison.christopher@metergysolutions.com)

## STATE OF NEW YORK PUBLIC SERVICE COMMISSION

**Notice of Intent of 140 Jane Street LLC, to submeter electricity at 134-140 Jane Street, New York, New York 10014, Located in the Territory of Consolidated Edison Company of New York, Inc.**

### NOTICE OF INTENT TO SUBMETER ELECTRICITY

140 Jane Street LLC (“Owner” “Applicant” or “Submeterer”) hereby requests authorization to submeter electricity at 134-140 Jane Street, New York, New York 10014 (“Building”). Applicant hereby provides the information required in a Notice of Intent to Submeter pursuant to Section 96.4 and Section 96.5 of the NYS Public Service Commission’s (“Commission”) Rules and Regulations (16 NYCRR § 96.4-96.5).

#### **SYSTEM DESCRIPTION 16 NYCRR § 96.5(a)**

##### **Overview**

The building owner is 140 Jane Street LLC. The building address is 134-140 Jane Street, New York, New York 10014, located in the territory of Consolidated Edison Company of New York, Inc.

The property will be a new construction multi-residential condominium property. It will have 15 units. Construction started August 2023, with an estimated completion date of First Quarter 2027, and occupancy date of First Quarter 2027.

##### **Building Details**

The building will utilize radiant floor Heating (warm boards). Programmable thermostats will be included in the units.

##### **Resident Info**

**Total Residential Units:** 14

**Market Rate Units:** 14

**Affordable Units:** None

**Utility allowances:** N/A

##### **Technical Meter Info**

The submetering system to be installed in the Building will include remote reading capabilities, which will allow for a more cost-effective submetering system due to the elimination of control wiring. Each of the meters will communicate daily over the existing power lines in the buildings, using a data collection device referred to as a Scan Transponder. The data that is sent will include the hourly usage of electricity for each apartment. The system also includes daily data availability for usage and the convenience of a remote reading system, which makes entry to the private residences and inconveniencing the residents not required for meter reading.

The meters will be capable of service termination to individual units. Date to be installed is not yet available.

The meters that will be installed is SATEC BFM-136, manufactured by SATEC. This meter type is on the NYSPSC Approved Electric Meter List.

**BILLING DESCRIPTION 16 NYCRR § 96.5(b)**

**Rate Calculation**

Residents will be billed on an average (or ‘bulk’) rate calculation. The average rate calculation is derived by taking the total dollar cost charged to the building by Con Edison (and the ESCO if applicable) and dividing it by the total electric usage (kWh) of the building for a specific period. The cost per kWh is then multiplied by the resident's actual consumption plus sales tax to derive total electric cost. The following is an example of the formula used to derive a resident's electricity charges based on average rate and a monthly usage of 250 kWh:

<b>ITEMIZED CHARGES</b>	<b>CALCULATION</b>	<b>TOTAL</b>
<b>Total Building Cost</b> (from utility invoice)	\$AA.AA	
<b>Total Building kWh</b>	BBBB	
<b>Rate</b>	\$AA.AA/BBBB	\$CC.CC
<b>kWh (Resident)</b>	250 x \$CC.CC	\$DD.DD
<b>Admin Fee</b> (if applicable)	\$EE.EE	
<b>SUBTOTAL</b>	\$EE.EE + \$DD.DD	\$FF.FF
<b>Sales Tax</b>	\$FF.FF x 0.045000	\$GG.GG
<b>TOTAL RESIDENT COST</b>	\$FF.FF + \$GG.GG	\$HH.HH

In no event will the total monthly rates (including any monthly administrative charge) exceed the utility’s tariff residential rate for direct metered service to such residents (see 16 NYCRR § 96.2). All Con Edison rates by classification are available on its website ([www.coned.com](http://www.coned.com)) under Rates and Tariffs. The electric Rates and Tariffs are listed under the heading “PSC No. 10” – Electric: Full Service.

**Comparison against SC-1**

The meter reading and billing service provider will, on a monthly basis, compare the resident rates to be billed against the SC-1 rate, to ensure that the resident rate does not exceed the permissible cap.

**Billing Service Provider**

Metergy Solutions LLC (“Metergy”) will be the Applicant’s electric billing company and submetering service provider for the site. Metergy Solutions will read the meters monthly and process a bill based on the actual consumption of each resident. Residents will be able to access their bills and bill history online via Metergy’s customer care portal.

**Attachment: Sample Invoice**

**HEFPA COMPLIANCE 16 NYCRR § 96.5(c)**

When a resident has a question about an electric bill or believes the electric bill is inaccurate, the following protocol will be followed:

Resident should submit the complaint to Metergy at the contact info below, including the action or relief requested and/or the reason for a complaint about a submetering charge. Metergy and the property manager

shall investigate and respond to the complaint in writing within fifteen (15) days of the receipt of the complaint.

**Contact Information**

Metergy Solutions

Address: Customer Care Center, PO Box 1867, Long Island City, NY 11101

Contact Phone (Toll-Free): 1-888-422-9319

Contact Email: [customerservice@mergy.com](mailto:customerservice@mergy.com)

If the resident and the Submeterer cannot reach an equitable agreement and resident continues to believe the complaint has not been adequately addressed, then the resident may file a complaint with the Public Service Commission through the Department of Public Service. Alternatively, residents may contact the Department of Public Service at any time concerning submetered service. Contact information for the DPS will be included in the annual notifications to residents.

Applicant attaches the sample HEFPA forms it will provide to Residents.

**SUBMETERING ID FORM 16 NYCRR § 96.5(d)**

**Attachment:** Please see attached Form.

**SUBMETERER CERTIFICATION 16 NYCRR § 96.5(f)**

The Submeterer will certify that a section in the submetering Rider to Operating Agreement will notify each resident that their unit is submetered for electricity (the submetering Rider to Operating Agreement will be added as an addendum to the building's purchasing agreement, as applicable). The provision will in plain language clearly enumerate the grievance procedures for the resident and will specify the rate calculation, rate caps, submetering refund procedures, complaint procedures, and resident protections and enforcement mechanisms and such provisions will be in compliance with the Home Energy Fair Practices Act. LDC will be notified at the time this notice of intent is filed with the Public Service Commission under separate cover. The Owner certifies that the meter reading data and billing calculations will be documented and maintained for a six (6) year period (for each unit).

**Attachment:** Rider to Operating Agreement

**PROOF OF SERVICE TO LDC 16 NYCRR § 96.5(g)**

**Attachment:** Please see attached LDC Notification.

**REFRIDGERATION 16 NYCRR § 96.5(h)**

All the Refrigerators will be Energy Star Rated.

**ENERGY EFFICIENCY MEASURES 16 NYCRR § 96.5(i)**

Is the Owner participating in any state or utility program for energy efficiency? If, so please provide the name of the program.

Response: No

Will the building be participating in a building level demand response program, or employ on-site co-generation plant, or an alternative.

Response: No

A description of the building's energy conservation construction building codes that are complied with as part or required of the project.

Response: The building complies with 2014 NYC Building Code, 2020 NYC Energy Conservation Code (modified ASHRAE 90.1 2016), and it meets the COMcheck requirements for Enhanced Envelope Performance.

Description of other weatherization or energy efficiency measures that will be or have been installed.

Response:

Photocell controls to reduce power to exterior lighting

Occupancy sensors to reduce power to interior lighting

Bike parking

EV charging

### **RESIDENT INFORMATION/EDUCATION PROGRAMS 16 NYCRR § 96.5(i)**

Residents will receive an onboarding package from the billing and services provider, Metergy Solutions. The onboarding materials will include information on how to reduce energy consumption and a copy of the HEFPA Notification of Rights and Procedures and Special Protections Form.

#### **Attachment: Metergy Energy Tips**

For all of the foregoing reasons, Applicant's submetering plan satisfies the requirements of 16 NYCRR Part 96; is in the public interest; and is consistent with the provision of safe and adequate service to residents. Accordingly, Applicant respectfully requests that the Commission approve this Notice of Intent to Submeter.

Respectfully submitted,

**Alison Christopher**  
Sr Regulatory Affairs  
**Metergy Solutions**

30-30 47th Ave, Suite 540, Long Island City, NY 11101

p. 212-930-9300

[alison.christopher@metergysolutions.com](mailto:alison.christopher@metergysolutions.com)



Matthew Glasser  
General Manager  
Central Energy Services  
Consolidated Edison of New York, Inc.  
4 Irving Place  
New York, NY 10003

**Re: Notice of Intent of 140 Jane Street LLC to Submeter Electricity at 134-140 Jane Street, New York, New York 10014, Located in the Territory of Consolidated Edison Company of New York, Inc.**

Dear Mr. Glasser,

Please be advised that **140 Jane Street LLC**, submitted to the New York State Public Service Commission a petition for an order to submeter electricity at the above-referenced property, which is located within the service territory of Consolidated Edison Company of New York, Inc.

Thank you for your attention in this matter, and please feel free to contact me with any questions or comments concerning the above.

Sincerely,

**Alison Christopher**  
Sr Regulatory Affairs  
**Metergy Solutions**

30-30 47th Ave, Suite 540, Long Island City, NY 11101  
p. 212-930-9300  
[alison.christopher@metergysolutions.com](mailto:alison.christopher@metergysolutions.com)

## NOTIFICATION OF RIGHTS AND PROCEDURES

As a residential customer for electricity, you have certain rights assured by New York's Home Energy Fair Practices Act ("HEFPA") **140 Jane Street LLC, to submeter at 134-140 Jane Street, New York, New York 10014 Located in the territory of Consolidated Edison Company of New York, Inc.** (the "Submetering Order"). This notification is an overview of those rights and certain policies and procedures regarding the service and billing of your electricity.

The building at **134-140 Jane Street, New York, New York 10014** (the "Building") is a submetered facility. **140 Jane Street LLC** (the "Owner") is the owner of the Building. The Owner has contracted the administration of your electric submetering services to Metergy Solutions LLC, a third-party billing services provider (and together with the Owner and property management, the "Submeterer"). Metergy will be responsible for the administration of submetering to your residential unit and Metergy will invoice you for your monthly electric usage.

If you have any questions or complaints concerning your electricity bill, please contact Metergy Solutions toll-free at 1-888-422-9319, or by mail at Metergy Solutions Customer Care Center, PO Box 1867, Long Island City, NY 11101, or by email at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com). In the event of a complaint about the submetered electricity bill, you shall submit such complaint in writing to the Submeterer by mail to the address in the previous sentence. In turn, the Submeterer shall investigate your complaint within fifteen (15) days of the receipt of the complaint and will report the results to the complainant thereafter. As part of this response, you shall be advised of the disposition of the complaint and the reason therefore. If you and the Submeterer cannot reach an equitable agreement and you continue to believe the complaint has not been adequately addressed, then you may file a complaint with the PSC through the Department of Public Service. Alternatively, you may contact the Department of Public Service at any time concerning submetered service in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at (800) 342-3377, by facsimile at (212) 417-2234, in person at the nearest office at 90 Church Street, New York, New York 10007 or 3 Empire State Plaza, Albany, NY 12223 or via the Internet at [www.dps.ny.gov](http://www.dps.ny.gov).

The electricity bills that you receive show the amount of kilowatt hours ("kWh") that you used. The bills you receive shall provide, in clear and understandable form and language, the charges for service. In no event will the total monthly charges (including any administrative charges but excluding sales tax) exceed the utility's (Consolidated Edison Company of New York, Inc.) direct metered residential rate. The Submeterer may terminate or disconnect service under certain conditions (*i.e.*, nonpayment of electricity bills) pursuant to HEFPA.

You have the right to request messages on bills and notices in Spanish. To make such a request, contact the Submeterer. *Usted tiene el derecho de solicitar información en facturas e informativos en Español. Para solicitar información en español, póngase en contacto con el Submeterer.*

You may request budget billing for the payment of electricity charges. This plan shall be designed to reduce fluctuations in customer bills due to seasonal patterns of consumption. Budget billing divides your electricity costs into twelve (12) equal monthly payments. Periodically, the Submeterer will review the budget billing for conformity with actual billings and may adjust that monthly amount as necessary. After those reviews, you may be responsible to pay for any electricity costs in excess of the budget billing amount(s) you previously paid. You may contact the Submeterer to discuss the details of a budget billing plan, if you are interested.

Your meter is read because it measures and records the actual amount of electricity you use; this enables an accurate bill to be sent to you. Making sure your electricity bills are accurate and correct is important to the Submeterer and to you. That is why every effort is made to read your meter regularly.

You may qualify for a rate reduction the equivalent of that which is provided by Con Edison to customers who are enrolled in its low-income program pursuant to its tariff (*see* Con Edison Electric Tariff, Rider S). If you receive benefits under Supplemental Security Income, Temporary Assistance to Needy Persons/Families, Safety Net Assistance, or Supplemental Nutrition Assistance Program, the federal Lifeline program or any other program associated with the federal Lifeline program, or have received a Home Energy Assistance Program grant in the preceding twelve (12) months, please alert the Submeterer by telephone or in writing and we will work with you to determine your eligibility.

If you are having difficulty paying your electricity bill, please contact the Submeterer by telephone or in writing in order to see if you qualify for a deferred payment agreement, whereby you may be able to pay the balance owed over a period of time. A deferred payment agreement is a written agreement for the payment of outstanding charges over a specific period of time, signed by both the Submeterer and customer. If you can demonstrate to the Submeterer a financial need, the Submeterer can work with you to determine the length of the agreement and the amount of each monthly payment. You may not have to make a down payment, and installment payments may be as little as \$10.00 per month. The Submeterer will make reasonable efforts to help you find a way to pay your bill.

Regardless of your payment history relating to your electricity bills, your electricity service will be continued if your health or safety or the health or safety of any other resident is threatened. Specifically, please notify the Submeterer if either of the following conditions exists:

(a) **Medical Emergencies.** You must provide a medical certificate from a doctor or local board of health establishing that you and/or another resident is suffering from a medical emergency.

(b) **Life Support Equipment.** You must provide a medical certificate from a doctor or local board of health if you and/or another resident suffers from a medical condition requiring electricity service to operate a life-sustaining device.

When the Submeterer becomes aware of such hardship, the Submeterer can refer you to the local Department of Social Services.

Special protections may be available if you are, and those living with you are age, eighteen (18) or younger or sixty-two (62) or older, blind, or disabled. Please contact the Submeterer to ensure that you receive all of the protections for which you are eligible.

You can also designate a third party as an additional contact to receive notices of past due balances. Further, you may designate a third party to receive all notifications relating to disconnection of service or other credit actions sent to you, provided that the designated third party agrees in writing to receive such notices. The Submeterer shall inform the designated third party that the authorization to receive such notices does not constitute acceptance of any liability on the third party for service provided to you. The Submeterer shall promptly notify you of the refusal or cancellation of such authorization by your designated third party. If you are interested in this voluntary third-party notice, please notify the Submeterer with the third party's contact information and written agreement of the third party to receive copies of all notifications relating to past due balances, the disconnection of service, or other credit actions sent to you.

**Please review the attached "Special Protections Registration Form" relating to some of the rights discussed above. Although you are not required to do so, please fill it out if you qualify for any special protection described on the form. You may return the completed form to the Submeterer.**

## SPECIAL PROTECTIONS REGISTRATION FORM

Please complete this form if any of the following applies. Return this form to the address below, or email it to [customerservice@metergy.com](mailto:customerservice@metergy.com).

**Metergy Solutions LLC**  
**Customer Care Center**  
**PO Box 1867**  
**Long Island City, NY 11101**

### ACCOUNT INFORMATION *(please complete before mailing or submitting)*

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Contact: \_\_\_\_\_  
Email: \_\_\_\_\_  
Account Number (as shown on bill): \_\_\_\_\_

I would like to be considered for Special Protections.

In my household *(check all that apply)*:

***Note: Valid medical certification is required for medical hardships***

- Resident is 62 years of age or over, and any and all persons residing therewith are either 62 years of age or under 18 years of age
- Resident is blind (Legally or Medically)
- Resident has a permanent disability
- Resident has a Medical Hardship that requires special protection (describe): \_\_\_\_\_
- Resident has a Life Support Hardship (describe): \_\_\_\_\_

I receive government assistance:

- I receive Public Assistance (PA). My case number is: \_\_\_\_\_
- I receive Supplemental Security Income (SSI). ***Note: SSI benefits are not the same as Social Security Retirement Benefits. My Social Security Number is (providing a Social Security Number is optional):*** \_\_\_\_\_

Please send me more information about Balanced Billing

- Yes
- No

### **To be completed by Third Party**

Please let me know if this customer's bill is overdue or if the service might be turned off. As "Caregiver" I understand that I am not responsible for payment of this bill.

Caregiver/Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Contact: \_\_\_\_\_  
Email: \_\_\_\_\_  
Designee Signature: \_\_\_\_\_

134-140 Jane Street, New York, New York 10014

**BUDGET BILLING PLAN**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

Under this Plan, the Owner's contracted billing services provider, Metergy Solutions (together with the Owner, the "Submeterer") agrees to provide services in return for your agreement to make payments according to the terms of this Plan.

This Plan requires that you pay \$[XX.XX] per month for the 12-month period starting with the billing cycle commencing on [MM/DD/YYYY] and ending on [MM/DD/YYYY].

This monthly payment is based on an estimate of your annual billing, which has been calculated by multiplying an average monthly consumption by the current estimate of commodity prices over the above-referenced 12-month period. Your average monthly consumption is \_\_\_\_\_ kWh, based on either your or the premises' last twelve (12) months of actual consumption or an estimate of future consumption over the next 12-month period.

The Plan shall be subject to regular review for conformity with actual billing. The Submeterer reserves the right to recalculate the monthly payment to reflect either (a) an increase in consumption beyond the average monthly consumption, and/or (b) an increase in commodity prices.

Each month, you will be billed the equal monthly payment and you will be required to pay that amount. Your bill will inform you what your consumption for the period was, as well as the actual charge you would have incurred if you were not on the Plan. If you fail to pay the bill when due, you may be subject to a *Final Termination Notice* pursuant to the Home Energy Fair Practices Act or other collection remedies.

Periodically, the Submeterer will review the Plan for conformity with actual billings and may adjust that monthly amount as necessary. After those reviews, you may be responsible to pay for any electricity costs in excess of the budget billing amount(s) you previously paid. If you have overpaid, you will be issued a credit to your account.

**Yes! I would like Budget Billing:**

Acceptance of Agreement:

Customer Signature: \_\_\_\_\_

Date:

**Return one signed copy by [MM/DD/YYYY] to: Metergy Solutions LLC Customer Care Center, PO Box 1867, Long Island City, NY 11101**

134-140 Jane Street, New York, New York 10014

**FINAL SUSPENSION NOTICE - [DATE]**

**Customer Name: [CUSTOMER NAME]**

**Address: [CUSTOMER ADDRESS]**

**Account Number: [XXXXXX]**

Dear [CUSTOMER NAME]:

**YOUR SERVICE IS SUBJECT TO SUSPENSION after [MM/DD/YY].**

Public Service Law requires that, in order to end suspension, customers pay either the total amount due **Owner** (the Submeterer) and **LDC** (the electric utility) or the amount they would have paid for energy if they had remained a utility customer.

**PLEASE REMIT \$[XX.XX] BY [DATE] TO AVOID SUSPENSION OF YOUR ACCOUNT.**

**[COMPANY REPRESENTATIVE]**

**Metergy Solutions LLC**

**Address:** Metergy Solutions, Customer Care Center, PO Box 1867, Long Island City, NY 11101

**Telephone:** 1-888-422-9319

**Email:** [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

134-140 Jane Street, New York, New York 10014

**FAILURE TO MAKE PAYMENT NOTICE – [DATE]**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

Dear Resident:

Your account is now **XX (XX)** days overdue. Please make payment of **[\$XX.XX]** by **[MM/DD/YYYY]**, or we shall institute termination of your electricity service.

**PLEASE REMIT \$XX.XX BY [MM/DD/YYYY] TO AVOID INITIATION OF TERMINATION OF YOUR ELECTRICITY SERVICE.**

If you are unable to make payment because your financial circumstances have changed significantly due to events beyond your control, please contact Metergy Solutions LLC by telephone at 1-888-422-9319 or by mail at Metergy Solutions LLC, Customer Care Center, PO Box 1867, Long Island City, NY 11101. If you or anyone in your household meets any of the following conditions please contact us: medical emergency, dependence on life support equipment, elderly, blind, or disabled.

Sincerely,

**[COMPANY REPRESENTATIVE]**

**Metergy Solutions LLC**

**Address:** Metergy Solutions, Customer Care Center, PO Box 1867, Long Island City, NY 11101

**Telephone:** 1-888-422-9319

**Email:** [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

134-140 Jane Street, New York, New York 10014

**RESIDENTIAL DEFERRED PAYMENT OPTION OFFER**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

The total amount owed to the Submeterer for this account as of [MM/DD/YYYY] is \$[XX.XX].

In accordance with the Home Energy Fair Practices Act, we are required to provide you an opportunity to discuss your right to a Deferred Payment Agreement for the outstanding electric charges on your account, to assess your ability to pay and to negotiate terms tailored to your financial circumstances.

Two (2) copies of this offer are included. One is to send back to us, and one is for your records. Should you decide to accept this offer, you must return one (1) signed copy of this letter on or before five (5) days from the date of this letter indicating your request to negotiate a Deferred Payment Agreement. You can return the signed copy via email to [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com) or via mail to Metergy Solutions PO Box 1867, Long Island City, NY 11101.

Once we receive your request, Metergy will send you a confirmation with next steps within five (5) days.

**Yes! I would like to discuss a Deferred Payment Agreement:**

**Resident Signature:** \_\_\_\_\_

**Apartment:** \_\_\_\_\_

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

**No, I would not like discuss a Deferred Payment Agreement:**

**Resident Signature:** \_\_\_\_\_

**Apartment:** \_\_\_\_\_

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

**Customer Care Center**

**Metergy Solutions LLC**

P.O. Box 1867

Long Island City, NY 11101

1-888-422-9319 | [metergysolutions.com](http://metergysolutions.com) | [CustomerService@metergysolutions.com](mailto:CustomerService@metergysolutions.com)

134-140 Jane Street, New York, New York 10014  
**DEFERRED PAYMENT AGREEMENT APPOINTMENT LETTER**

[DATE]

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

**Re: Deferred Payment Agreement Appointment**

Dear Resident:

You recently requested an appointment to review your eligibility for a *Deferred Payment Agreement* for your unpaid electricity charges totaling \$[XX.XX].

We have scheduled your appointment at our management office for:

**Date:**

**Time:**

**Location or Call-in Number:**

It is vital that you attend this appointment so that we can determine your eligibility for a *Deferred Payment Agreement*. Your failure to attend this appointment will leave us no choice but to issue a *Final Termination Notice*.

We have enclosed the following for your review:

- *Deferred Payment Agreement Worksheet*

In accordance with the Home Energy Fair Practices Act, we hereby provide you the following information with respect to your rights and responsibilities regarding the formation of a *Deferred Payment Agreement*.

- You must provide the designated contact with reasonable proof of all the applicable income, asset, and expense information noted on the enclosed list. **The information provided to us is for the sole purpose of determining your eligibility for a *Deferred Payment Agreement* and/or the development of the *Deferred Payment Agreement* and will be maintained in your account file with the strictest of confidence and will not be released or shared with any other person.**
- The designated contact must negotiate with you in good faith to develop a *Deferred Payment Agreement* that is fair and equitable and considers your financial circumstances.
- Your payment agreement might not require a down payment.

134-140 Jane Street, New York, New York 10014

**CONFIDENTIAL: EVALUATION OF CUSTOMER'S ABILITY TO PAY**

**Monthly Income Calculation**

Employment: Average monthly income from 5 consecutive paystubs	
Child Support Documentation	
Alimony Documentation	
Social Security or SSI Award Letter	
Pension Statements	
Public Assistance	
Unemployment	
All other sources of verifiable income	
<b>Average Monthly Income:</b>	

**Asset Calculation**

Avg. Checking and Savings Accounts Balance: (4) Consecutive Statements	
Other verifiable assets	
Other verifiable assets	
<b>Total Assets:</b>	

**Applicable Monthly Expenses**

Rent	
Grocery Expense	
Basic Telephone Expense	
Medical Expenses	
Medicare / Medicaid Contributions	
Prescriptions	
Other Verifiable Medical Expenses	
Childcare Expenses	
Other Verifiable Monthly Expenses	
<b>Avg. Monthly Income:</b>	
<b>Avg. Expenses:</b>	
<b>Avg. Monthly Disposable Income:</b>	

**Down payment may be required**

<b>Monthly Payment:</b>	
<b>No. of Payments:</b>	
<b>Total Amount Due:</b>	

**Resident Signature:** \_\_\_\_\_

By my signature above I hereby certify that the documents provided to Submeterer in the calculations of this worksheet are correct and accurate.

134-140 Jane Street, New York, New York 10014

**DEFERRED PAYMENT AGREEMENT**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

The total amount owed to the Submeterer for this account as of [MM/DD/YYYY] is \$[XX.XX].

Subject to 16 NYCRR § 11.10 (a-b) of the Home Energy Fair Practices Act (“HEFPA”), the Submeterer is required to offer a payment agreement that you are able to pay considering your financial circumstances. **This agreement should not be signed if you are unable to keep the terms.** Alternate terms may be available if you can demonstrate financial need. Alternate terms may include no down payment and payments as low as \$10 per month above your current bills. **If you sign and return this form, along with a down payment of \$[XX.XX], by [MM/DD/YYYY], you will be entering into a payment agreement and, by doing so, will avoid termination of electricity service.** Please note that, going forward, you will also be required to make timely payments on all current charges in order to remain compliant with the terms of this agreement.

Assistance to pay utility bills may be available to applicants or recipients of public assistance or supplemental security income from your local social services office. This agreement may be changed if your financial circumstances change significantly because of conditions beyond your control. If after entering into this agreement, you fail to comply with the terms, Metergy Solutions may seek to disconnect your electricity service. If you do not sign this agreement or pay the total amount due of [\$\$X.XX] by [MM/DD/YYYY], the Submeterer may seek to terminate your service. **If you are unable to pay these terms, if further assistance is needed, or if you wish to discuss this agreement please notify the submetering services provider at Metergy Solutions LLC by telephone at 1-888-422-9319 or by mail at Building, Customer Care Center, PO Box 1867, Long Island City, NY 11101.**

**Payment of Outstanding Balance**

**Your current monthly budget amount is: \$[XX.XX]. This payment will be made in addition to your current monthly electric charges going forward. The monthly deferred payment amount is due on the same date that payment for your most current bill is due.**

If you are not already enrolled in our Budget Billing Program, which allows you to pay for your service in equal monthly installments, and wish to enroll, check the box below and we will start you on our program immediately.

Yes! I would like Budget Billing

**ACCEPTANCE OF AGREEMENT**

This agreement has been accepted by the Submeterer. If you and the Submeterer cannot negotiate a payment agreement, or if you need any further assistance, you may contact the Public Service Commission at 1-800-342-3355.

Return one copy of this agreement signed, with the down payment, by MM/DD/YYYY. If it is not signed and returned, your service may be disconnected.

**Company Acceptance:** By this statement, Metergy Solutions verifies that the specific terms offered in this document constitute an acceptable agreement for payment of monies owing.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**Resident Acceptance:** To indicate acceptance; sign, date and print name.  
I have read, understand and accept the terms of this agreement.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

134-140 Jane Street, New York, New York 10014

**DPA PAST DUE REMINDER NOTICE - [DATE]**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

Dear [CUSTOMER NAME]:

On [MM/DD/YYYY] you signed a Residential Deferred Payment Agreement (“DPA”) which obligated you to make a down payment of \$[XX.XX] by [MM/DD/YYYY] and regular payments of \$[XX.XX] in addition to your current charges, in order to avoid disconnection of your service.

You have failed to comply with the terms of the DPA. We are notifying you that you must meet the terms of the existing DPA by making the necessary payment within twenty (20) calendar days of the date payment was due, or a final termination notice may be issued to terminate your account.

If you are unable to make payment under the terms of the Residential Deferred Payment Agreement because your financial circumstances have changed significantly due to events beyond your control, you should immediately contact us at 1-888-422-9319, because a new payment agreement may be available. Assistance to pay utility bills may be available to recipients of public assistance or supplemental security income from your local social services office by calling [LOCAL SOCIAL SERVICES PHONE NUMBER].

The total amount owed to Owner for this account as of [MM/DD/YYYY] is: \$[XX.XX].

[COMPANY REPRESENTATIVE]

**Metergy Solutions LLC**

**Address:** Metergy Solutions, Customer Care Center, PO Box 1867, Long Island City, NY 11101

**Telephone:** 1-888-422-9319

**Email:** [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

134-140 Jane Street, New York, New York 10014

**DEMAND FOR FULL PAYMENT**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

On MM/DD/YYYY, you signed a Residential Deferred Payment Agreement (“DPA”), which obligated you to make a down payment of \$[XX.XX] by [MM/DD/YYYY] and regular payments of \$XX.XX (in addition to your current electricity charges) in order to avoid termination of electricity service. Our records indicate that you have failed to comply with the terms of the DPA. As such, the Submeterer now makes this demand for full payment of the total amount owed, \$[XX.XX], and provides you with a Final Termination Notice, enclosed herewith.

If you are unable to make payment under the terms of the DPA because your financial circumstances have changed significantly due to events beyond your control, you should immediately contact the Submeterer by telephone at 1-888-422-9319 because a new payment agreement may be available.

Assistance to pay utility bills may be available to certain eligible residents from your local social services office, which is the NYC Human Resources Administration (HRA). HRA can be reached by telephone at 718-557-1399, or by visiting one of its in-person locations listed here: <https://www.nyc.gov/site/hra/locations/locations.page>

Before HRA will provide assistance, a customer must generally provide the Submeterer with information showing assets, income, and expenses to evaluate whether the customer is entitled to a new payment agreement. If you would like to provide the Submeterer with this information, please contact the Submeterer by telephone at 1-888-422-9319, by email at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com) or by mail at Metergy Solutions LLC Customer Care Center, PO Box 1867, Long Island City, NY 11101.

134-140 Jane Street, New York, New York 10014

**FINAL TERMINATION NOTICE - [DATE]**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

Dear [CUSTOMER NAME]:

By letter dated [MM/DD/YY], Building (“Building”) notified you that your failure to remit the past due amount of \$[XX.XX] by [MM/DD/YY] would result in Building terminating your service. Our records indicate that we have not received your payment. Please remit \$[XX.XX] or your service will be terminated after [MM/DD/YY].

If you disagree with the amount owed, you may email us at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com), call us at 1-888-422-9319 or write to us at Metergy Solutions LLC Customer Care Center, PO Box 1867, Long Island City, NY 11101, or you may contact the Public Service Commission at 1-800-342-3377.

**THIS IS A FINAL TERMINATION NOTICE. PLEASE BRING THIS NOTICE TO THE ATTENTION OF OWNER’S SUBMETERING SERVICES PROVIDER AT THE ADDRESS INDICATED ABOVE WHEN PAYING THIS BILL.**

**PLEASE REMIT \$[XX.XX] BY MM/DD/YY TO AVOID TERMINATION OF YOUR SERVICE.**

If you are unable to make payment because your financial circumstances have changed significantly due to events beyond your control, please contact us at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com) or call us at 1-888-422-9319. If you or anyone in your household meets any of the following conditions please contact us: medical emergency; elderly, blind or disabled.

Sincerely,

[COMPANY REPRESENTATIVE]

**Metergy Solutions LLC**

Telephone: 1-888-422-9319

Email: [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

**Enclosures:**

Two (2) Executed Copies of the Deferred Payment Agreement (if applicable)

Notification of Rights and Procedures

Special Protections Registration Form

134-140 Jane Street, New York, New York 10014

**NOTIFICATION OF CUSTOMER BILLING & PAYMENTS**

**Customer Name:** [CUSTOMER NAME]

**Address:** [CUSTOMER ADDRESS]

**Account Number:** [XXXXXX]

Dear [SOCIAL SERVICES REPRESENTATIVE]:

[CUSTOMER NAME] has been sent:

- An electric utility bill in the amount of \$XX.XX (attached)
- An electric utility bill, with a total past due amount of \$XX.XX (attached)
- Deferred Payment Agreement (DPA) Documentation (attached)
- Final Notice of Termination for his/her electric utility service. If the total payment due of \$XX.XX is not paid by **date** termination of his/her service may occur any time after **date**.
- Collection Notice (attached)

If you have any questions, please contact us at 1-888-422-9319.

Sincerely,

[COMPANY REPRESENTATIVE]

**Metergy Solutions LLC**

Telephone: 1-888-422-9319

Email: [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

**Quarterly Billing Plan**

**DATE**

[UTILITY/ESCO name]  
[address]  
[toll-free number]

Customer Name  
Address  
City, State, Zip  
Account#

Dear (customer name):

Under this plan, [UTILITY NAME] agrees to provide services in return for your agreement to make payments according to terms of this Plan.

The Customer confirms that he/she is greater than 62 years old, and that the Customer's bills in the preceding 12 months starting on MM/DD/YY and ending on MM/DD/YY, did not exceed \$150.

Under this Plan, the Customer will receive the first bill on MM/DD/YY covering actual charges incurred during the 3-month period MM/DD/YY to MM/DD/YY, and you will receive quarterly bills thereafter on or before MM/DD/YY, MM/DD/YY, and MM/DD/YY for actual charges incurred during each such preceding 3-month period.

On the dates specified above, you will be billed for actual charges incurred and you will be required to pay such amount stated on the bill. If you fail to pay the bill when it is due, you may be subject to termination of service pursuant to the Home Energy Fair Practices Act.

[ ] Yes! I would like Quarterly Billing:

Return one completed copy to [UTILITY NAME] by MM/DD/YYYY.

**Rider to Operating Agreement: Submetering**

**134-140 Jane Street, New York, New York 10014**

1. You, the resident (“you” and “your”), acknowledge that, on date, in **Case XXXX: Notice of Intent of 140 Jane Street LLC, to submeter at 134-140 Jane Street, New York, New York 10014** the New York State Public Service Commission (“PSC”) approved the Building to submeter electricity to the Building’s residential units (individually, the “Unit” in which you reside and collectively, the “Units”). You further acknowledge that you will be required to pay for the use of electricity at your Unit on the basis of a separate submetered charge that will be billed to you by the Owner, its managing agent and its billing services provider (together with the Owner, the “Submeterer”), on a monthly basis.
2. In the event of non-payment of electric charges, the Submeterer shall afford you all notices and protections available pursuant to the Home Energy Fair Practices Act (“HEFPA”) before any action(s) based on such non-payment, including, but not limited to, termination of service, is commenced.
3. Residents will be billed on an average (or ‘bulk’) rate calculation. The average rate calculation is derived by taking the total dollar cost charged to the building by Con Edison (and the ESCO if applicable) and dividing it by the total electric usage (kWh) of the building for a specific period. The cost per kWh is then multiplied by the resident’s actual consumption plus sales tax to derive total electric cost. The following is an example of the formula used to derive a resident’s electricity charges based on average rate and a monthly usage of 250 kWh:

<b>ITEMIZED CHARGES</b>	<b>CALCULATION</b>	<b>TOTAL</b>
<b>Total Building Cost</b> (from utility invoice)	\$AA.AA	
<b>Total Building kWh</b>	BBBB	
<b>Rate</b>	\$AA.AA/BBBB	\$CC.CC
<b>kWh (Resident)</b>	250 x \$CC.CC	\$DD.DD
<b>Admin Fee</b> (if applicable)	\$EE.EE	
<b>SUBTOTAL</b>	\$EE.EE + \$DD.DD	\$FF.FF
<b>Sales Tax</b>	\$FF.FF x 0.045000	\$GG.GG
<b>TOTAL RESIDENT COST</b>	\$FF.FF + \$GG.GG	\$HH.HH

In no event will the total monthly rates (including any monthly administrative charge) exceed the utility’s tariff residential rate for direct metered service to such residents (see 16 NYCRR § 96.2). All Con Edison rates by classification are available on its website ([www.coned.com](http://www.coned.com)) under Rates and Tariffs. The electric Rates and Tariffs are listed under the heading “PSC No. 10” – Electric: Full Service.

4. If you have a question or complaint about your electric bill, the following protocol will be followed: please contact the Submeter by telephone at 1-888-422-9319, or by mail at Metergy

Solutions Customer Care Center, PO Box 1867, Long Island City, NY 11101, or by email at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com). The Submeterer shall investigate and respond to you in writing within fifteen (15) days of the receipt of the complaint. As part of this response, you shall be advised of the disposition of the complaint and the reason therefore. Upon receiving this response, or at any time, you can also contact the Public Service Commission in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at (800) 342-3377, facsimile at (212) 417-2223, in person at the nearest office at 90 Church Street, New York, New York 10007, or via the Internet at [www.dps.ny.gov](http://www.dps.ny.gov).

5. You will be afforded rights and protections available to residential energy consumers in New York State under HEFPA, including the ability to file a complaint with the PSC through the Department of Public Service. The nearest PSC office is at: NYS Public Service Commission, 90 Church Street, New York, New York 10007. The PSC can also be contacted by telephone at (800) 342-3377, by facsimile at (212) 417-2234, or via the Internet at [www.dps.ny.gov](http://www.dps.ny.gov). You may contact the PSC at any time if you are dissatisfied regarding the Submeterer's response to your complaint or at any time regarding submetered service.

6. You agree that the Submeterer, its agents and employees, and any other persons authorized by the Submeterer may enter the Unit during reasonable hours and with reasonable notice, in order to inspect, repair, test, replace, or access the electrical installations, including the submeter, serving the Unit. An oral demand for access shall be sufficient; written notice shall not be required. Notice shall be deemed sufficient upon delivery, but in no event shall notice be deemed insufficient if notice is at least 24 hours prior to the Submeterer's desired time of entry. For access related to disconnection of electricity, the Submeterer, its agents and employees shall provide all applicable notices and shall not seek to disconnect outside of the times specified by 16 NYCRR §11.4(a)(4). If, at any time, the Submeterer requires entry to the Unit due to an emergency condition where, in Submeterer's sole discretion, prior notice of entry is not feasible, or where such entry is required under the Lease or applicable governing documents or allowed by law, if you are not personally present to permit the Submeterer or the Submeterer's representative to enter the Unit, the Submeterer may enter the Unit absent prior notice to you, and in the event you have failed to deliver a copy of the key to the Submeterer or the Submeterer's agent, the Submeterer may enter the Unit absent prior notice and by force if necessary. The Submeterer shall have the right to remove any lock installed by you, with such removal being at your sole cost, and the Submeterer will not be responsible to you for any damage that results.

7. You may request budgeted billing for your electric charges. Budgeted billing divides your electric costs into equal monthly payments. Periodically, the Submeterer or its will review your budget billing amount for conformity with actual billings and may adjust such monthly amount, as necessary. After those reviews, you may be responsible to pay for any electricity costs in excess of the budget billing amount(s) you previously paid. If you have overpaid, a credit will be issued to your account. You may contact the Submeterer to discuss the details of a budget billing plan.

8. If you have difficulty paying your electric bill(s), you may contact the Submeterer by telephone or by letter in order to arrange for a deferred payment agreement, whereby you may be able to pay the balance owed over a period of time. If you can show financial need, the Submeterer can work with you to determine the length of the agreement, whether you have to make a down payment, and the amount of each monthly payment.

9. Regardless of your payment history relating to your electric bills, your electricity service will be continued if your health or safety or the health or safety of any other resident is threatened. Specifically, please notify the Submeterer if either of the following conditions exist: (a) **Medical Emergencies.** You must provide a medical certificate from a doctor or local board of health establishing that you and/or a resident living with you are suffering from a medical emergency. (b) **Life Support Equipment.** You must provide a medical certificate from a doctor or local board of health establishing that you and/or a resident living with you are suffering from a medical condition requiring electricity service to operate a life-sustaining device. When the Submeterer becomes aware of any such hardship, the Submeterer can refer you to the local Department of Social Services.

10. Special protections may be available if you and those living with you are age eighteen (18) or younger or sixty-two (62) or older, blind, or disabled. If you are age sixty-two (62) or older, you may be eligible for quarterly billing for your electrical charges. Please contact the Submeterer if you feel you qualify for special protections.

11. You may designate a third party as an additional contact to receive notices of past due balances for your electrical charges, notifications relating to the disconnection of service, or other credit actions.

12. If the Submeterer's actions lead to a submetering refund, the same will be credited to you provided that the Submeterer has your contact information.

13. If the Submeterer fails to deliver a bill to you for the use of electricity at the Unit for any given billing period, then such failure shall not prejudice or impair the Submeterer's right to subsequently deliver such a bill to you, nor shall any such failure relieve or excuse you from having to pay such bill, except as may otherwise be provided by applicable law, and subject to applicable restrictions per 16 NYCRR §11.14 and PSL §41(1).

14. IT IS A SUBSTANTIAL AND MATERIAL DEFAULT OF YOUR COVENANTS AND OBLIGATIONS IF, AFTER A COMPLAINT IS SATISFACTORILY RESOLVED IN ACCORDANCE WITH THE RIGHTS AFFORDED BY HEFPA, YOU REFUSE TO PAY THE ELECTRICAL CHARGES. ACCORDINGLY, THE SUBMETERER SHALL BE ENTITLED TO EXERCISE ALL RIGHTS AND REMEDIES AT LAW OR IN EQUITY.



Customer Care Center  
1-888-422-9319  
customerservice@metergysolutions.com

Monday to Friday  
8:30 AM to 5:00 PM  
www.metergysolutions.com

John Smith  
Account Number: U100000000

<b>Statement Date</b> 08/31/2023	<b>Due Date</b> 09/20/2023	<b>Amount Due</b> \$235.10
-------------------------------------	-------------------------------	-------------------------------

Service Address: 111 Main Street, #11

**PAY ONLINE**

### Summary of Charges

Your Total Electricity Charges	\$109.14
<b>Total Charges</b>	<b>\$109.14</b>
Amount of Last Bill	\$125.96
Total Payments	\$0.00
<b>Balance Forward</b>	<b>\$125.96</b>
<b>Total Due by 09/20/2023</b>	<b>\$235.10</b>

### Message Center

#### Welcome to Metergy!

For any questions or concerns, please email us at [customerservice@metergysolutions.com](mailto:customerservice@metergysolutions.com)

Please follow these instructions to pay your bill:

**Pay by Credit, Debit, or eCheck:**

1. Create or log into your account by visiting mymetergyportal.com or press the "Pay Online" button on this bill
2. View your bill and pay using any one of the available payment methods (Credit, Debit, eCheck)

**Enroll in Auto Pay:**

1. Create or log into your account on mymetergyportal.com
2. Select a method of payment, enter and save payment information
3. Enable the checkbox "Auto Pay"

**Pay by Online Banking:**

1. Log into your online banking and go to your bill pay section
2. Select "Metergy Solutions LLC" from the payee list, or enter the address below:

Company Name	<b>Metergy Solutions LLC</b>
Address Line 1	<b>P.O. Box 820211</b>
City, State, ZIP	<b>Philadelphia, PA 19182-0211</b>

3. Enter your Metergy Account Number found at the top of your bill and make your payment

**Pay by Check:**

1. Please detach the coupon from the bottom of this bill
  2. Mail your check and coupon to the address listed above
- Unless otherwise required by law, interest will be charged on any overdue amount at a rate of 1.5% compounded monthly (19.56% per annum) until receipt of such overdue amount and all accrued interest. Please refer to our Conditions of Service for further details.

*This submetered bill is from Metergy Solutions, which is not the regulated public utility.*

Please detach and return this section with your payment to: Metergy Solutions LLC, P.O. Box 820211, Philadelphia PA 19182-0211



Account Number: U100000000 Bill ID:1111111111

<b>Statement Date</b> 08/31/2023	<b>Due Date</b> 09/20/2023	<b>Amount Due</b> \$235.10
<b>Amount Paid:</b>		

JOHN SMITH  
111 Main Street, Unit 11  
Town, NY ZIP

008400000200240000U1000000001000011111111110000235102

**Your Electricity Charges**

**Charges**

Average Rate (kWh)	\$99.44
<i>367.8 kWh @ \$0.27036/kWh</i>	
Admin Fee	\$5.00
<b>Your Electricity Charges Subtotal</b>	<b>\$104.44</b>

**Taxes**

Sales Tax (4.5%)	\$4.70
<b>Your Total Electricity Charges</b>	<b>\$109.14</b>

**Electricity**

Meter Number	Start Date	End Date	Service Days	Previous Read	Current Read	Multiplied By	Usage
111111-1-0	7/15/2023	8/14/2023	30	16519.7	16887.5	1	367.8



# 10 EASY WAYS to save on your energy costs.

Making a few small changes can really add up. Not only will these tips help to lower your energy costs, you'll be doing your part to reduce your impact on the environment and conserve precious natural resources. Both your wallet and the planet will thank you!

## 1 HIT THE LIGHTS WHEN YOU LEAVE A ROOM

A flick of the switch when you leave a room can save about \$18 for every 60W light bulb that would have otherwise burned for 8 hours a day.

## 2 MAKE YOUR AIR CONDITIONER A PERFECT FIT

If you have a window air conditioner, make sure it's a perfect fit so outdoor air doesn't leak in. During winter months, using an outdoor or indoor air conditioner cover can help prevent leaks if you can't safely remove the unit from the window.

## 3 PROGRAM SAVINGS INTO YOUR THERMOSTAT

If possible, install a programmable thermostat to automatically adjust your home's temperature settings when you're away or sleeping. When used properly, it can save up to \$100 a year in energy costs. You should also set your thermostat at a constant energy-saving temperature when you're away or on vacation.

### Recommended Settings for Savings and Comfort

Summer	 77°F	 73°F
Winter	 68°F	 64°F

## 4 UNPLUG ELECTRONIC ENERGY-SUCKERS

Many electronic products draw electricity even when switched off! This is called "phantom power load." So unplug any battery chargers or power adapters when not in use. Make this easy by using a power bar as the central "turn off" point. Even in sleep mode, electronics can continue to draw power which could add 5%-10% to your monthly bill.

## 5 SHORTER SHOWERS MEAN SAVINGS

A 10-minute shower can use less water than a full bath. With a new 2.5 gallon-per-minute (low-flow) shower head, you'll save 5 gallons of water over a typical bath, and up to \$145 a year in energy costs.

## 6 LET YOUR AIR VENTS BREATHE

Make sure all air vents are clear of furniture so that air can circulate freely. This can help your heating or cooling system to work more efficiently.

## 7 DRAPES AREN'T JUST FOR SHOW

In cooler weather, keep your drapes open during daylight hours to take advantage of the sun's warmth. In warmer weather, keep them closed to block out the sun's heat.

## 8 LET YOUR DISHWASHER HANDLE IT

Most dishwashers today can thoroughly clean dishes that have had food scraped, rather than rinsed off – the wash cycle and detergent take care of the rest. About 60L of water is used per load, so always wait for a full load or set the water level to match the size of the load.

## 9 WASHING CLOTHES IN COLD PAYS OFF

About 90% of energy used by a washer is for heating water—only 10% goes to electricity used by the washer motor. Depending on your water heater, switching to cold water can save you \$60 a year. If you can, wash in full loads. Doing this can save 3,400 gallons of water a year.

## 10 DON'T LET YOUR DRYER SOAK UP SAVINGS

Cleaning your dryer's lint trap before every load helps it work more efficiently and can help save up to \$34 a year. Also be sure not to over-dry your clothes. Running a dryer for an extra 15 minutes per load can cost up to \$34 a year.

Visit [metergysolutions.com](http://metergysolutions.com) and log in to MyMetergy portal to review your bill.



Submeterer Identification Form

Updates to the Submeterer Identification Form should be submitted within ten days of any change to the information provided herein and submitted to: Secretary@dps.ny.gov in a searchable PDF format, under the Commission Case number of the approved order issued.

Date: 6-16-2026 DPS Case Number:

Submeterer Information

Service Address of Submetered Property Building Name: 134-140 Jane Street Street: 134-140 Jane Street City: New York NY Zip Code: 10014

Building Owner/Account Holder Name: 140 Jane Street LLC Mailing Address Street: 1407 Broadway City: New York State: NY Zip Code: 10018 Telephone: E-mail: Website:

Property Management Name: FirstService Residential Address Street: 575 5th Avenue, 9th Floor City: New York State: NY Zip Code: 10017 Telephone: 212-634-5420 E-mail: Website:

Billing Agent Name: Metergy Solutions LLC Address Street: 30-30 47th Ave, Suite 540 City: Long Island City State: NY Zip Code: 11101 Telephone: 347-345-2017 E-mail: clientservices@metergysolutions.com Website: www.metergysolutions.com

Table with 4 columns: Occupancy Date, Building Type, Yes/No, Number of Units, Total Number of Residential Electric Submetered Units. Rows include Electric Heat, Rental, Condominium, Cooperative, Market Rate, and Income Based Housing.

Primary Regulatory Complaint Contact Name: Marc Kotler Address Street: 575 5th Avenue, 9th Floor City: New York State: NY Zip Code: 10017 Telephone: 212-634-5420 E-mail: marc.kotler@fsresidential.com Website:

Secondary Regulatory Complaint Contact Name: Metergy Solutions LLC Address Street: 30-30 47th Ave, Suite 540 City: Long Island City State: NY Zip Code: 11101 Telephone: 347-345-2017 E-mail: clientservices@metergysolutions.com Website: www.metergysolutions.com