



223 S. Chestnut Street • Kimball, NE 69145 • (308) 235-3639

www.cikimball.ne.us/city • Fax: (308) 235-2971

### LANDLORD DEPOSIT POLICY

- Any landlord will pay a \$150.00 service deposit per residential rental, up to \$300.00 for multiple residential rentals in that landlord's name and complete a Landlord Utility Agreement for each rental.
- The landlord deposit for a residential rental will be held for the life of the account.
- Any landlord will pay a minimum of \$300.00 service deposit or an average of one month's utility bill, per commercial rental and complete a Landlord Utility Agreement for that rental.
- The landlord deposit for a commercial rental will be returned when the services are placed in a tenant's name
- Any unpaid balances by the landlord will be paid from the landlord's deposit.
- If services are disconnected while it is in the landlord's name, the Landlord Rental Agreement with the city of Kimball will become null and void.
- Service will not be restored to the rental until the landlord's outstanding balances, service charges, and service deposits are paid in full.
- If service is disconnected more than once while in the landlord's name, additional service deposits may be collected
- Any tenant will be required to pay the appropriate residential or commercial deposit for service to be placed into the tenant's name.
- Services will be placed in a tenant's name with the written consent of the tenant after completing an Application for Utilities Service
- The tenant will be responsible for payment of the bill from the time the tenant requests the utility services be placed in their name.
- Any unpaid balances by the tenant will be paid from the tenant's deposit.

#### Rental:

- The term "Rental" shall, for the purpose of this policy, apply to any residential structure occupied by a single renter or single family, or any commercial space.
- In the case of multifamily residential Rentals (i.e. duplexes/triplexes/apartments), Landlords will be required to give separate \$150.00 deposits for each separate Rental being metered, up to \$300.00.



## LANDLORD UTILITY AGREEMENT

Landlord Name: \_\_\_\_\_ Account Number (s): \_\_\_\_\_

Service Address: \_\_\_\_\_

1. I/We as landlord(s) of this property, authorize the City of Kimball to initiate utility service in the name of our tenants over the distribution facilities now in existence.
2. I/We understand that the tenant will be billed directly for this service at the City of Kimball standard published rates and under the City of Kimball rules and regulations. A copy of these rates are available for examination at the City of Kimball utility office or will be mailed to me on request.
3. I/We, as landlord(s), agree to notify the City of Kimball, at least three days in advance, when possible, of any changes to the status of any tenant, including moving in or out of this service address. In turn, the City of Kimball agrees to notify the landlord(s) of any knowledge of any tenant moving in or out of this service address.
4. City of Kimball does not guarantee uninterrupted service and I/We understand that all rates, rules and regulations may be changed from time to time by the City of Kimball. I/We agree that the City of Kimball may refuse to energize or to disconnect any wiring installation that has not been installed or maintained according to wiring specification as established by the State of Nebraska, the National Electric Code and City regulations.

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
City, State Zip

**Please complete and return to: City of Kimball  
223 S. Chestnut St.  
Kimball, NE 69145**