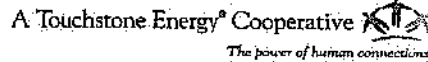


CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.



CNMEC USE ONLY: Member #: \_\_\_\_\_

Credit Approval Date: \_\_\_\_\_ Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_ Date Effective: \_\_\_\_\_

**LANDLORD STANDBY(ELECTRIC)  
SERVICE AGREEMENT**

THIS AGREEMENT is made by Central New Mexico Electric Cooperative, Inc., ("CNMEC") and \_\_\_\_\_ ("Landlord") (each a "Party" and collectively, the "Parties").

**Section I - Recitals**

- A. Landlord owns certain rental property, as listed on Exhibit A, which is attached to this Agreement ("Property").
- B. CNMEC is the utility company authorized to provide electric services to the property.
- C. Landlord desires electric services to the property to continue uninterrupted when a Tenant requests that the services in Tenant's name be discontinued.

**Section II - Agreement**

NOW THEREFORE, CNMEC and Landlord agree as follows:

A. CNMEC agrees not to terminate services to the property when a Tenant requests that electric services be discontinued. CNMEC will instead transfer services into the Landlord's name and account as of the date such services are scheduled to be discontinued. Landlord agrees to pay all their outstanding bills prior to entering into the Landlord Standby Service Agreement by and between CNMEC and Landlord. Landlord agrees that the services will remain in Landlord's name until a new Tenant requests services to be placed into his or her name, or until Landlord provides written request to discontinue service to encourage new Tenant to place service in his or her name. See Exhibit B, Part B.

- B. Landlord shall be liable for all bills incurred while service is in Landlord's name.
- C. CNMEC is not responsible for a Tenant's delay in, or failure to, place service in their name.

**Section III - Governing Provisions**

A. Term

This Agreement shall commence no later than five (5) business days after credit approval is verified and shall be effective for each property listed on Exhibit A until the Landlord provides written notice to CNMEC that a listed property is no longer subject to the Agreement.

B. Charges and Fees

Landlord shall be charged all applicable fees to initialize electric services upon transfer and/or reconnection prior to CNMEC and Landlord entering into and executing the Landlord Standby Electric Service Agreement.

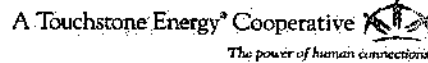
C. Notice to Discontinue Services for Non-Payment

1. CNMEC shall not be required to notify Landlord in advance of any Tenant's request to discontinue service. CNMEC will however attempt to notify Landlord of any impending discontinuance of service for non-payment if an Authorization for information Disclosure Form is signed by the Tenant and on file with CNMEC. This provision shall apply only in instances where the Tenant who has signed the Authorization for Information Disclosure Form is the same person(s) who has requested and receives electric services for the same address. See Exhibit B, Part A of the Authorization document.

2. The obligations of the parties under this agreement are limited to instances where a Tenant requests electric services to be discontinued and does not extend to instances where a Tenant's services are discontinued for non-payment.

3. If Tenant has vacated the rental property and Landlord requests to have services reconnected in the Landlord's name, CNMEC will impose the current applicable fees and charges, as approved by the New Mexico Public Regulation Commission and will require payment of all outstanding past due amounts incurred by Landlord.

CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.



D. Request for Information

Landlord must submit a request in writing, for any updates or changes, including but not limited to, mailing address changes, phone number updates, or any other amendments or modifications to information provided to CNMEC.

E. Limitation on Damages

Landlord and CNMEC agree that neither party shall be liable to the other for, and waives all, incidental or consequential damages arising out of or related to services provided under this Agreement.

F. Termination

Either party may terminate the Agreement by providing three (3) business days prior written notice of termination to the other party. Such termination shall not change or modify the obligations of Landlord for any services rendered on and prior to the effective date of termination.

This Agreement and all provisions shall be binding upon the parties, their executors, successors, and administrators and permitted assignees.

LANDLORD	CNMEC REPRESENTATIVE
Signature: _____	Signature: _____
Name (please print): _____	Name (please print): _____
Date: _____	Date: _____
SS# or Tax ID #: _____	

Mailing address for Landlord:

Name: \_\_\_\_\_

Street: \_\_\_\_\_

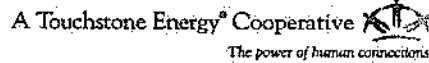
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone number for Landlord: Daytime (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Evening (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Fax number for Landlord: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

E-Mail address: \_\_\_\_\_

CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.




LANDLORD STANDBY ELECTRIC  
SERVICE AGREEMENT  
Rental Property Listing

**EXHIBIT A**

Please list the service address for each property to be included in the Landlord Standby Program. If you would like to have service turned on at a property currently unoccupied, please indicate below. If you would like services transferred from an account currently Active in previous owner/landlord name, please provide the name of the former owner/landlord \_\_\_\_\_:


Rental Property Information	Turn on	Rental Property Information	Turn on
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	

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The power of human connections


Rental Property Information	Turn on	Rental Property Information	Turn on
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	

# CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.

A Touchstone Energy® Cooperative   
The power of human connections

Rental Property Information	Turn on	Rental Property Information	Turn on
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	
Address:		Address:	
Acc#		Acc#	

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The power of human connections

**AUTHORIZATION  
EXHIBIT B**

**PART A - AUTHORIZATION FOR INFORMATION DISCLOSURE FORM**

I \_\_\_\_\_ authorize CNMEC to notify  
(print first and last name)

the Landlord if Electric service is scheduled to be discontinued for non-payment at the  
following address:

\_\_\_\_\_

\_\_\_\_\_  
(Tenant Signature)

**PART B - REQUEST TO DISCONTINUE ELECTRIC SERVICE**

Landlord/Owner: \_\_\_\_\_

For property located at:

\_\_\_\_\_

**PLEASE ISSUE A DISCONTINUANCE OF SERVICE ORDER FOR**

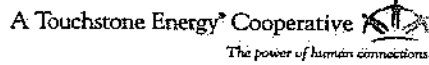
**ELECTRIC SERVICE EFFECTIVE: (date) \_\_\_\_\_ Please allow 3 business days.**  
(Request will not be executed if new tenant places service in their name within this period.)

\_\_\_\_\_  
(Signature of Landlord or Agent is mandatory.)

**CNMEC USE ONLY:**

Discontinuance of Service Orders were placed \_\_\_\_\_ by \_\_\_\_\_  
Date Representative

CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.



LANDLORD STANDBY  
CNMEC AUTHORIZATION OF 2ND PARTY

I \_\_\_\_\_ said owner(s) of the property located at  
(Please Print)

\_\_\_\_\_  
(Street number and name also include all units associated with said property(ies).)

\_\_\_\_\_  
(City)

\_\_\_\_\_  
(State)

\_\_\_\_\_  
(Zip Code)

Give authorization to \_\_\_\_\_  
(Name of Representative /Agent /Management Company)

to handle my electric account(s) on my behalf.

Name of Representative and/or Company \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone number \_\_\_\_\_ Fax number \_\_\_\_\_

Email address (if applicable) \_\_\_\_\_

Owner Name(s) (printed) \_\_\_\_\_

Mailing address of owner \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home phone number \_\_\_\_\_ Fax number \_\_\_\_\_

Email address (if applicable) \_\_\_\_\_

Social Security Number(s) or

Federal Tax ID Number \_\_\_\_\_


\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Second Owner Signature  
(if applicable)

\_\_\_\_\_  
(Representative and/or Acting Agent) (please print)

\_\_\_\_\_  
(Signature of Representative and/or Acting Agent)

CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.

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*The power of human connections*

**FAILURE TO TRANSFER DISCONNECT REQUEST FROM**

Landlord/Owner: \_\_\_\_\_

For property located at \_\_\_\_\_, which has been leased to

\_\_\_\_\_

**PLEASE ISSUE A DISCONNECT ORDER FOR ELECTRIC SERVICE EFFECTIVE:**

Date: \_\_\_\_\_ please allow 3 business days. (Request will not be executed if new tenant places service in their name within this period.)

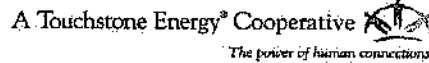
\_\_\_\_\_  
Signature (Signature of Landlord or Agent is mandatory.)

**CNMEC USE ONLY:**

Turn off order(s) were placed \_\_\_\_\_ by \_\_\_\_\_  
Date MSR



CENTRAL NEW MEXICO ELECTRIC COOPERATIVE INC.



## TERMINATION OF LANDLORD AGREEMENT

This is to notify that we are requesting to terminate our Landlord Standby Agreement for the following property(s) effective as of \_\_\_\_\_.

List all properties to be terminated:

Service Address

Account Number Electric

_____	<input type="checkbox"/>
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>

Specify: If electric service is currently ON in landlord's name, do you wish to have the services **DISCONNECTED**?

Yes ☐ No ☐

We understand this requires three (3) business days' notice prior to termination of the Agreement.  
Please accept the following name and *signature* to terminate the Landlord Agreement.

Name of Owner: \_\_\_\_\_

Name of Management Company \_\_\_\_\_  
(if applicable)

Please provide *forwarding address and phone number* for landlord (property owner).

\_\_\_\_\_  
\_\_\_\_\_

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