

COMMONWEALTH OF PENNSYLVANIA  
(Public Utility Commission)

-----\*  
ELEENA BOWER, :  
Complainant, : Case No.:  
vs. : C-2024-3045418  
PPL ELECTRIC UTILITIES :  
CORPORATION :  
Respondent. :  
-----\*

Pages 1 through 64 TELEPHONIC HEARING  
Judge's Chambers  
State Office Bldg.  
801 Market Street  
Philadelphia, PA 19107

Thursday, May 23, 2024  
Met, pursuant to notice, at 10:02 a.m.

BEFORE: THE HONORABLE CHRISTOPHER PELL  
Administrative Law Judge

INDEX TO EXHIBITS  
Docket No.: C-2024-3045418  
Hearing Date: May 23, 2024

EXHIBITS INDEX

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# **PPL ELECTRIC EXHIBIT NO. 1**



# **PPL ELECTRIC EXHIBIT NO. 2**

**Account Contact History**  
**Account:** [REDACTED] **Customer Name:** ELEENA L BOWER  
 From 5/10/2020 to 5/10/2024

Contact Date	Contact Type	Remarks	User
2024-01-12	SC - PUC Formal Complaint	The customer filed Formal Complaint Docket No. C-2024-3045418- WATT ID 4144113	E02623
2024-01-12	Miscellaneous	WATT CCC Formal Complaint - Bill Dispute Work Item 4144113 Created	DONNA BARRY
2024-01-09	Miscellaneous	WATT Scanned - Blue Mail Other Work Item 4112218 Completed	JANICE L IRELAND
2024-01-09	Miscellaneous	WATT ID 4112218 customer spk w supervisor on 1 8...closing out watt	JANICE L IRELAND
2024-01-08	Credit	Caller Back Office Ratepayer. Sup cb. customer stated that she was not living at address since Jan 2017 and the home has been sold twice since then. Customer upset because she doesn't feel as if she should be held responsible for the balance. Advised the LL agreement was sent requesting to speak with another sup cseabrook	CHRISTY SEABROOK
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. to speak with someone higher up adv I will esc the call further and have a higher sup call her back asap cust understood	TAYLOR ROSIE
2023-12-28	Correspondence - General	Template Name Master Utility Report Created By TAYLOR ROSIE Letter Edited No CS Letters ID 5597755	CSLET
2023-12-28	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. had the LL agreement cancelled on 11 10 23 and cust said she wants documentation regarding the LL agreement so I was trying to send a LL agreement letter but the property has already been removed from the agreement so I was not able to send the letter and cust said she should not be responsible for the bal so she requested	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. 2023 - its her responsibility to stop llc so adv bc we dont have a record of her requesting to remove this property from the LL agreement she is responsible for the bal of 596.35 that has been charged off to a col agency adv the LL agreement continues until the LL calls to cancel the agreement which I see she did call and	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. never got the letter bc the mailing address was wrong and she said she sent us documentation that she sold the property so she should not be responsible for the bal adv of notes on the watt stating letter stating that she sold property she never called to stop landlord agreement - service was put in her name in march of	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. service was going back in her name due to the LL agreement and cust said she never got the letter so she wanted to know where it was sent adv it looks like the prev mailing address was [REDACTED] before it was updated to 185 Estancia Dr Unit 149 Unit 149 San Jose CA 95134 and cust said she	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer User Comments esc cb cci stating that she sold this property back in 2017 and she requested to have it removed from the LL agreement but it never was and now shes getting calls from a col agency saying she owes a bal adv the acct was open from 3 1 23-8 24 23 adv we sent her a letter on 3 1 23 letting her know that the	TAYLOR ROSIE
2023-12-28	WUR Assessment	... Stated No. Investigation reqd No. WUR Required No. Provided PUC No.	TAYLOR ROSIE
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Balance. Position Stated Yes. Sat No. WUR Required Yes. Caller s Concern Miscellaneous - WUR will NOT be sent. Position Stated Yes. Sat No. WUR Required No. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Caller s Concern Account End Date. Position ...	TAYLOR ROSIE
2023-12-28	Correspondence - General	Template Name Master Utility Report Created By REBECCA CHESTER Letter Edited No CS Letters ID 5597553	CSLET
2023-12-28	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account End Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	REBECCA CHESTER
2023-12-28	Credit	Caller ELEENA L BOWER Ratepayer. INFORMED CALLER MAIL RECEIVED 12 7 HOWEVER HER RESPONSIBILITY FOR THE LL AGREEMENT. REQUESTED SUP REGARDING THE AMOUNT	REBECCA CHESTER
2023-12-28	Credit	Caller ELEENA L BOWER Ratepayer. SHE NEVER CALLED TO CANCEL LLC - SERVICE WAS PUT IN HER NAME DUE TO LLC - SHE IS RESPONSIBLE TO CALL AND CANCEL LLC - BALANCE IS HER RESPONSIBILITY. ADVISE TO GET IN TOUCH WITH CURRENT LL THEY CAN THREEWAY REQUEST BALANCE TRANS FROM HER ACCOUNT TO THEIRS. OR PAY HER IN RESPONSE OF THE BALANCE WAS TOLD ONLY TO FAX INFO.	REBECCA CHESTER
2023-12-28	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments Cci bc got letter form Collections stating that she owes money cx does not own the property and LL agreement was put under her name confirm written off acct transfer to EE.	MAYERLIS LLABULLA

Contact Date	Contact Type	Remarks	User
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	MAYERLIS LLABULLA
2023-12-07	Miscellaneous	WATT Scanned - Start Stop Service Work Item 4112209 Completed	CARLA M MANN
2023-12-07	Miscellaneous	WATT ID 4112209 letter stating that she sold property in 2015 she never called to stop landlord agreement - service was put in her name in march of 2023 - its her responsibility to stop llc - sent WUR	CARLA M MANN
2023-12-07	Miscellaneous	Caller ELEENA L BOWER Ratepayer User Comments BLUE MAIL - CUSTOMER SENT LETTER DISPUTING BALANCE - SHE NEVER CALLED TO CANCEL LLC - SERVICE WAS PUT IN HER NAME AS OF MARCH DUE TO LLC - SHE IS RESPONSIBLE TO CALL AND CANCEL LLC - BALANCE IS HER RESPONSIBILITY	CARLA M MANN
2023-12-07	Correspondence - General	Template Name Master Utility Report Created By CARLA M MANN Letter Edited No CS Letters ID 5573959	CSLET
2023-12-07	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-07	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	CARLA M MANN
2023-11-10	Correspondence - General	Template Name Master Utility Report Created By TRACIE LENNOX Letter Edited No CS Letters ID 5536422	CSLET
2023-11-10	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-11-10	Maintain Bill Account	Caller ELEENA L BOWER Ratepayer updated mailing address from 185 ESTANCIA DR UNIT 149 UNIT 149 SAN JOSE CA 95134 to 185 ESTANCIA DR UNIT 149 SAN JOSE CA 95134. Reason Rental	TRACIE LENNOX
2023-11-10	Landlord	Caller ELEENA L BOWER Ratepayer User Comments Cust confirmed prev rep removed LL Coding. Cust would like to dispute charges. She sold property in 2015 but it was put in her name again in 3 23 due to LL coding that had not been removed. Rev 11 10 2023 16 15 updated m a so WUR would go to correct address.	TRACIE LENNOX
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	TRACIE LENNOX
2023-11-10	Maintain Bill Account	Caller ELEENA L BOWER Ratepayer updated mailing address from [REDACTED] to 185 Estancia Dr Unit 149 Unit 149 San Jose CA 95134. Reason Rental	TRACIE LENNOX
2023-11-10	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments SW RP who called because there was an acct in her name and she was no longer the owner of the unit since 2015. Cust needs to know what to do about the balance for this acct. Xfer to EE	BARBARA SINGH
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	BARBARA SINGH
2023-11-10	Landlord	Caller ELEENA L BOWER Ratepayer. Per RP she was the owner of the property and sold it in 2015. RP never requested to have LL CODING Agreement to be cancelled as well. Issued WATT. Cust SAT Rev 11 10 2023 15 59 WATT Generalist - Landlord Coding Remove Properties Work Item 4089253 Created	BARBARA SINGH
2023-11-10	Miscellaneous	Caller ELEENA L BOWER Ratepayer User Comments cx call saying house sold in 2015 did not give permission for acc to remain in name nor start cx stated they moved proof cx was told to do fraud claim provided fax 1-484-634-3713 cx want to know what was used to start so can change told no SS transfer to start service	JAYDEN LYONS
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Fraud Claim. Position Stated No. Investigation reqd Yes. . WUR Required No. Caller s Concern Transferred Balance. Position Stated No. Investigation reqd Yes. . WUR Required No. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	JAYDEN LYONS
2023-11-10	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments IC SYSTEM INFORMED HER THAT AN ACC WAS OPENED UNDER HER NAME LAST 3 1 23 UNTIL 8 24 BUT CUST SAID THIS IS FRAUD AND ITS NOT HER. STATUS IS ON AGENCY TRANSFER TO BILLING	JOHNBENEDICT BELEN
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	JOHNBENEDICT BELEN
2023-11-10	Call Transfer	Caller Back Office Ratepayer. Cci bc got phone call from PPL stating someone open an acct under her name cx stated he lives in California and has sold this house since 2015 cx does not know zip code or phone on file cx not lives here transfer to s s	MAYERLIS LLABULLA
2023-09-25	Correspondence - Collections	Final Bill Reminder	
2023-08-23	Connect Issued	CTP-Applicant caller ALBERT ROMANPEREZ CallerRelation RATEPAYER date of connect 08 24 2023 new address [REDACTED] DepositAmt 0 DepositReq No Prev Bal 0 Prev Bal Req No ID [REDACTED]	
2023-08-23	Are You Moving Letter	Are You Moving Letter	SELF SERVICE USER
2023-03-07	Choice Inquiry	New Connect Privacy Release Default - OK to Release All	SYSTEM SYSTEM
2023-03-02	Connect Completed		SELF SERVICE USER
2023-03-01	Landlord Confirmation Letter Sent	Landlord Confirmation	

Contact Date	Contact Type	Remarks	User
2023-03-01	Connect Issued	Electric      Caller Lvlyrose RATEPAYER WantDate 3 2 2023 [REDACTED] [REDACTED] Send Joint1 Letter No System SS	SELF SERVICE USER

# **PPL ELECTRIC EXHIBIT NO. 3**

**PPL Electric Utilities**  
827 Hausman Road  
Allentown, PA 18104-9392  
Tel. 800.342.5775 Fax 484.634.3484  
www.pplelectric.com

PPL Electric No. 3  
Page 1 of 3



**Service Address:**



**Bill Account Number:** [Redacted]

Dear [Redacted]

There is often confusion over the responsibility for electric service when apartments are vacant. To minimize this confusion, PPL Electric Utilities has developed a program to automatically place the electric service in the name of the landlord whenever a tenant requests a final bill.

If you do not want electric service interrupted when a tenant discontinues service in their name, you may request this service which would help maintain the property between tenants. We will notify you by letter whenever the service has been placed in your name. If tenant obligations are not met, the electric service will be turned off. Please complete the attached form and return it to us if you are interested in participating in this program.

You may address written correspondence to our Customer Contact Center using the address at the top of this letter.

If you have questions or need more information, please visit [pplelectric.com](http://pplelectric.com) or call us at 1-800-342-5775. Customer service is available 24/7 for emergencies and outages, 7 a.m. to 6 p.m. Monday through Friday for payment assistance and 8 a.m. to 5 p.m. Monday through Friday for all other billing related issues.

Sincerely,

PPL Electric Utilities



## THIRD PARTY NOTIFICATION



### What is Third Party Notification?

Sometimes there is a problem with an account, or a customer fails to pay his or her electric bill. Under the Third Party Notification program, PPL Electric will notify you and another person you choose to receive copies of shut-off notices. The Third Party can be a trusted relative, friend, clergy member, or social service agency.

### How does it work?

The Third Party Notification program is voluntary and can help you if you are hospitalized, away from home for extended periods of time, or homebound. The Third Party is not responsible for paying your bills and this program will not stop PPL Electric from shutting off your electric service if you do not pay your bills. When a Third Party contacts PPL Electric about the shut-off notice, we will tell them what you can do to stop the shut off. The Third Party does not have the right to make a payment agreement for you.

### How do I sign up?

To sign up, both you and the Third Party must complete and sign the form below. **Do not return this with your bill, return it to:**

**PPL Electric Utilities  
827 Hausman Road  
Allentown, PA 18104-9392**

### IMPORTANT THINGS TO REMEMBER

- Notify us immediately if you want to change or drop your Third Party.
- Notify us if you move or you want the Third Party transferred to your new address.



Please sign me up for the Third Party Notification program. By completing this form and returning it to PPL Electric, I request that a copy of any shut-off notice be given to the person or agency named below. I understand that PPL Electric will not be liable if it fails to notify the Third Party.

CUSTOMER NAME: \_\_\_\_\_

PPL ELECTRIC ACCOUNT NUMBER: \_\_\_\_\_

CUSTOMER ADDRESS: \_\_\_\_\_

\_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

When a Third Party receives a copy of a shut-off notice, they are not obligated to pay the electric bill for the customer named above. The notice simply reminds the Third Party of a chance to help the customer solve the problem.

THIRD PARTY NAME: \_\_\_\_\_

THIRD PARTY ADDRESS: \_\_\_\_\_

\_\_\_\_\_

THIRD PARTY SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**Landlord Agreement Form**

**Legal Name:** \_\_\_\_\_  
*(This name will go on the account(s) and will be responsible for payment of the bills)*

**Social Security Number/EIN:** \_\_\_\_\_

**If Legal Name listed above is a business, please include the following information:**

**Name of Contact Person:** \_\_\_\_\_

**Title of Contact Person:** \_\_\_\_\_

**Phone # for Legal Name/Contact Person:**

(area code) \_\_\_\_\_ (work) \_\_\_\_\_ and (area code) \_\_\_\_\_ (home) \_\_\_\_\_

**Mailing Address – this is the address the bills will be mailed to when not in tenant’s name:**

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

Street \_\_\_\_\_

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

Tenant Name	Address (Street, City, Zip)	Meter No.
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Total Number of Rental Units:** \_\_\_\_\_ (Use attached if necessary)

I understand this landlord agreement will place the responsibility for electric service in my name whenever PPL receives a request from a tenant for a final bill for a property listed on this form and I will receive notification by mail. In addition, I am aware that if the service of one of my tenants is terminated due to non-payment, or if a tenant does not fulfill their obligations the service will not be placed in my name until I have requested it by calling 1-800-342-5775. I understand this is not contingent upon any verbal or written lease contract I have with my tenant(s).

I understand that this will not become effective until it is received and processed at the address noted below. I will notify PPL when I am no longer responsible for bill payment between tenants at the addresses I have listed on this form.

\_\_\_\_\_  
Signature (Must be Legal Name of Contact Person, if business)

\_\_\_\_\_  
Date

Please return this completed form to: PPL Electric Utilities  
827 Hausman Road  
Allentown, PA 18104-9392

**PPL ELECTRIC EXHIBIT NO. 4**

**PPL Electric Utilities**  
827 Hausman Road Allentown, PA 18104-9392  
Tel.800.342.5775 (800.DIAL.PPL) Fax 484.634.3484  
ppl electric.com



**PPL Electric Utilities**

CONFIRMATION NEW SERVICE



Bill Account No: [REDACTED]  
For: [REDACTED]  
Soc Sec Number: [REDACTED]

Tenants Name: [REDACTED]  
Landlord Conn Date: [REDACTED]  
Meter Number: [REDACTED]

Dear Customer,

It is our pleasure to serve you as a customer of PPL Electric Utilities.

As requested through your landlord agreement, we have transferred electric service into your name. Your tenant notified us that they would no longer be responsible for service at this address effective the above connect date. Please review the information above. If you are **NOT** responsible for payment of this electric bill, or if your name, address, meter number, or connect date is not correct, please contact one of our representatives at 1-800-342-5775.

To help us provide you with quality service, we have given you a Bill Account Number. Please record this number in a handy place and use it when contacting us.

If you would like a listing of your properties on your landlord agreement, please call our toll-free number. It is important that you notify us of any change in ownership of your rental properties, as well as any changes to the mailing address.

We thank you for this opportunity to be of service to you.

PPL Electric Utilities

# ELEENA BOWER EXHIBIT NO. 1

30

File No.: FNPA11222

Parcel ID No.: 5-4/1/9/17 and PIN No. 05/7301/12/95/7268

**This Indenture**, made the 24<sup>th</sup> day of March, 2017

**Between**

Eleena [REDACTED]

(hereinafter called the Grantors/Sellers), of the one part, and

Thomas [REDACTED] and Vincent [REDACTED]

(hereinafter called the Grantee/Buyers), of the other part,

**Witnesseth** that the said Grantor for and in consideration of the sum of \$100,000.00 lawful money of United States of American, unto Sellers well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Seller granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

County of Monroe, Borough of East Stroudsburg, Tax ID# 5-4/1/9/17,  
PIN 05/7301/12/95/7268

Please see attached Legal Description annexed hereto and made a part hereof.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Seller, the said Grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

**And** the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that Seller, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Being the same premises which Daniel James Timpson a/k/a David J. Timpson by Deed dated 8/29/2001 and recorded 9/25/2001 in Monroe County in Record Book 2105 Page 1241 conveyed unto Eleena L. Bower, in fee

## LEGAL DESCRIPTION

ALL THAT CERTAIN message and two lots or pieces of land described as one lot, situate in the Borough of East Stroudsburg, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the Westerly line of a proposed extension of State Street extending Northerly from Grand Street, said corner being also at the intersection of the Northerly line of a 12 feet alley with the Westerly line of said State Street, extended; thence along the Northerly line of said 12 feet alley, South 62 degrees 25 minutes West, 120 feet to a post in line of land of now or formerly Abraham Albert; thence along land of now or formerly of said Abraham Albert, North 27 degrees 35 minutes West, 75 feet to a corner of land of now or formerly Charles Fenner; thence along land of now or formerly of said Charles Fenner, North 62 degrees 25 minutes East, 120 feet to a post in the Westerly line of said State Street, extended; thence along the Westerly line of said State Street, extended, South 27 degrees 35 minutes East, 75 feet to the place of beginning.

Being the same premises which Daniel James Timpson a/k/a David J. Timpson by Deed dated 8/29/2001 and recorded 9/25/2001 in Monroe County in Record Book 2105 Page 1241 conveyed unto Eleena L. Bower, in fee.

**In Witness Whereof**, the parties of the first part have hereunto set their hand and seal.  
Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

  
Shaleh Barrett, Witness

  
Eleena L. Bower

State of TEXAS  
County of TARRANT

On this the 24<sup>th</sup> day of March, 2017, before me, the undersigned Notary Public, personally appeared **Eleena** [REDACTED] known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

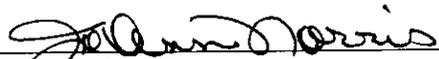
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Marcia K. Thomas 3/24/2017  
Notary Public  
My Commission Expires

The precise residence and the complete post office  
Address of the above-named Grantee is:

~~1001 TERRACEVIEW DRIVE~~ 446 Adams Ave  
~~FORT WORTH, TX. 76108~~ Staten Island, NY 10306

  
On behalf of the Grantee

<b>DEED</b>		
<p><b>FROM:</b></p> <p><b>Eleena</b> [REDACTED] <i>Grantor,</i></p> <p><b>TO:</b></p> <p><b>Thomas</b> [REDACTED] <b>and</b> <b>Vincent</b> [REDACTED] <i>Grantee</i></p>	<p><i>Record and return to:</i></p> <p><b>First Choice Abstract, Inc.</b> <b>805 Seven Bridge Road, Suite 101</b> <b>East Stroudsburg, PA 18301</b></p> <p><b>File No.: FNPA11222</b></p>	



COUNTY OF MONROE

RECORDER OF DEEDS  
610 MONROE STREET  
SUITE 125  
STROUDSBURG, PA 18360  
Area Code (570) 517-3969

Josephine Ferro - Recorder

Instrument Number - 201707885  
Recorded On 3/29/2017 At 4:32:35 PM

Book - 2488 Starting Page - 8762  
\* Total Pages - 5

\* Instrument Type - DEED  
Invoice Number - 728513  
\* Grantor - BOWER, ELEENA L  
\* Grantee - FEMINELLA, THOMAS JAMES  
User - FRC  
\* Customer - FIRST CHOICE ABSTRACT INC

* FEES	
STATE TRANSFER TAX	\$1,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION	\$10.00
FEES	
EAST STROUDSBURG	\$500.00
SCHOOL REALTY TAX	
EAST STROUDSBURG	\$500.00
BOROUGH	
TOTAL PAID	\$2,077.00

RETURN DOCUMENT TO:  
FIRST CHOICE ABSTRACT INC  
805 SEVEN BRIDGE ROAD SUITE 101  
EAST STROUDSBURG, PA 18301

MC GIS Registry UPI Certification  
On March 29, 2017 By JG

TAX ID #  
5-4/1/9/17  
Total Tax IDs: 1



I Hereby CERTIFY that this document is recorded in the  
Recorder's Office of Monroe County, Pennsylvania

*Josephine Ferro*

THIS IS A CERTIFICATION PAGE  
**Do Not Detach**  
THIS PAGE IS NOW THE LAST PAGE  
OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.



ELEENA BOWER EXHIBIT NO. 2

PARID: 05-4.1.9.17

51 STATE ST

Parcel

Bower No 2  
Page 1 of 2

Parcel ID 05-4.1.9.17  
 Map Number 05730112957268  
 Property Location 51 STATE ST  
 Township East Stroudsburg  
 Land Use 111-Household Units  
 Property Class 9-Taxable  
 Living Units 1  
 Land Area (acreage) .20  
 Neighborhood Code 05R06  
 Zoning R-1  
 Homestead/Farmstead Status  
 Legal Desc 51 STATE ST

Owners

Owner(s) DRAKE [REDACTED]  
 Mailing Address [REDACTED]

Property/Location Factors

Utilities 1-All Public  
 -  
 -

Sales History

Date	Amount	Book	Page
12/17/2021	\$195,500	2597	1154
03/29/2017	\$100,000	2488	8762
09/25/2001	\$116,000	2105	1241
08/31/2000	\$1	2083	5660
07/29/1999	\$95,000	2067	1023
05/06/1993	\$65,000	1885	469
01/01/1800	\$0	152	176

Additional Information

1 of 7

Date 12/17/2021  
 Grantor FEMINELLA [REDACTED] & [REDACTED]  
 Grantee DRAKE [REDACTED]  
 WILLIAMS [REDACTED]

Primary Building

Style CONVENTIONAL

Year Built	1920
Year Remodeled	
Stories	2
Exterior Walls	04-CONC BLOCK
Attic	1-NONE
Fuel Type	3-OIL
Heat System	5-HOT WATER
Heat/AC Type	3-CENTRAL
Fireplaces	0
Total Rooms	6
Bedrooms	3
Full Baths	2
Half Baths	
Basement	4-FULL
Basement Garage Spaces	0
Finished Basement Area	
Basement Rec Room Area	
Living Area	1,200

**Amenities**

---

Amenity 1  
Quantity

Amenity 2  
Quantity

Amenity 3  
Quantity

Amenity 4  
Quantity

**Improvements**

---

Description	Area/Quantity
RS1-SHED (NO VALUE)	90

**Entrance**

---

Inspection Date	Inspection Code	Info Source Code
01/06/2017	7 - NO ONE AT HOME OVER 18	3 - OTHER
03/06/1987	-	-

ELEENA BOWER EXHIBIT NO. 3

# Kevin [REDACTED]

[REDACTED]

Name Kevin [REDACTED]

Gender M

Age [REDACTED]

DOB [REDACTED]

Address [REDACTED]

# PDF Report Guidelines and Tips

The following PDF report is on Kevin J Drake of Kennesaw, GA. As with all Public Data Check people reports, we ask that you adhere to the following:

1. DO NOT Stalk someone or steal their identity.
  2. DO NOT Evaluate someone for a job, credit, or insurance.
  3. DO NOT Screen a new tenant.
  4. DO NOT Confront someone with a criminal past.
- 

## Fair Credit Reporting Act

Public Data Check provides affordable, immediate access to public record information. It is PROHIBITED by law to use our service or the information contained on our website to make decisions about employment, insurance, consumer credit, tenant screening, or for any other purpose subject to the Fair Credit Reporting Act, 15 USC 1681 et seq. Public Data Check does not provide private investigator services, consumer reports and is not a consumer reporting agency as defined by the Fair Credit Reporting Act. Please be EXTREMELY careful when reviewing a person's criminal history. Please DO NOT use this information without further investigating the accuracy of the information. The information available on our website may not be complete, accurate, or current. For more information, please review Public Data Check's Terms of Use.

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## Printing Tips

PDF reports can contain many pages depending on the information available on the person. Here are some printing tips.

- Change your printer's color settings to black & white or grayscale to conserve color cartridges
- Switch to "draft" or "other" mode to further save ink
- Your printer may offer the option to increase or decrease the resolution of images
- Change your printer page setting if interested in printing only a specific section. Find the section's corresponding page numbers to limit printing to the desired range of pages.

## Contact Info

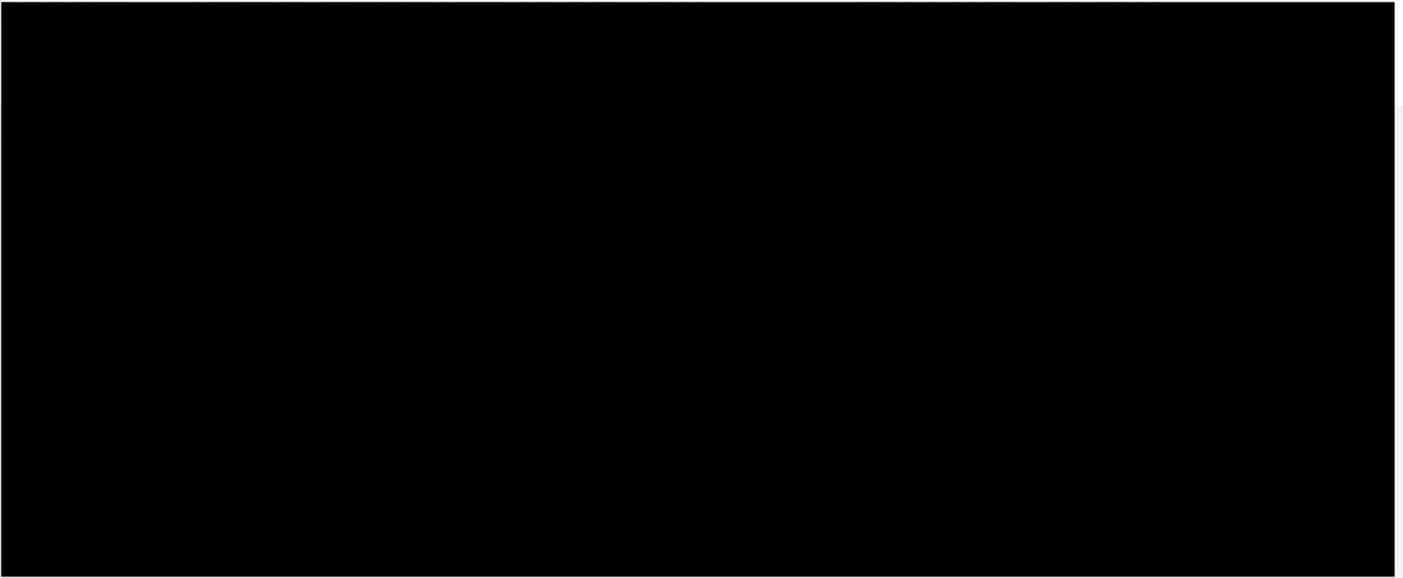
# Address

11 Addresses Found

Est Dates

Address

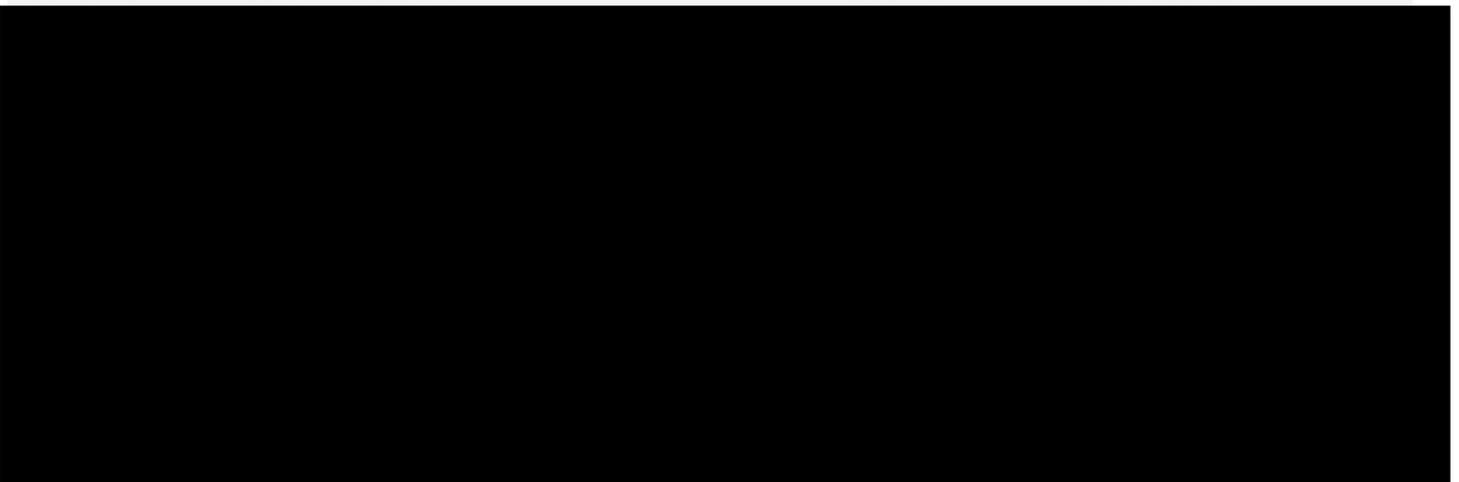
Property Details

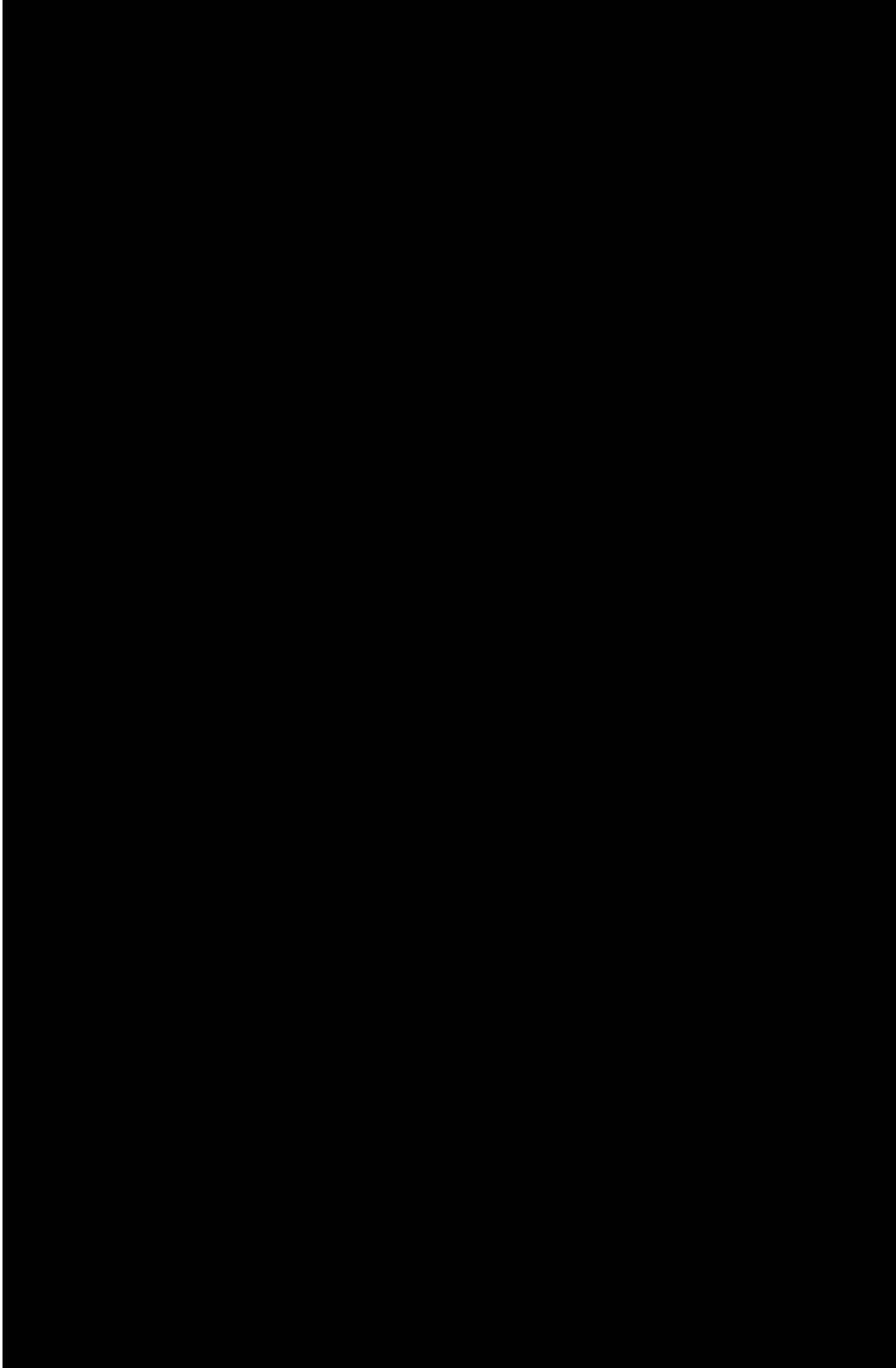


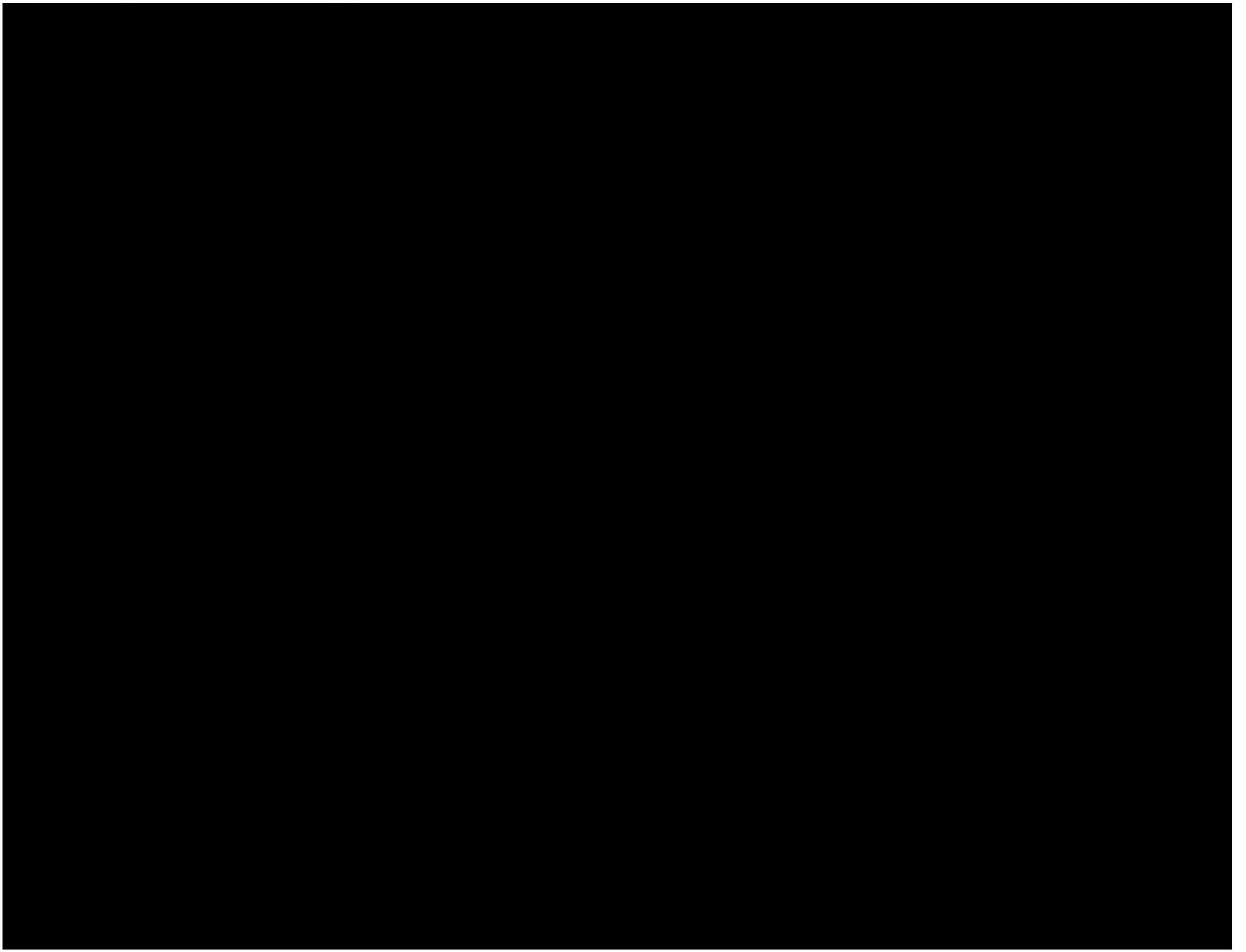
2021 - 2022

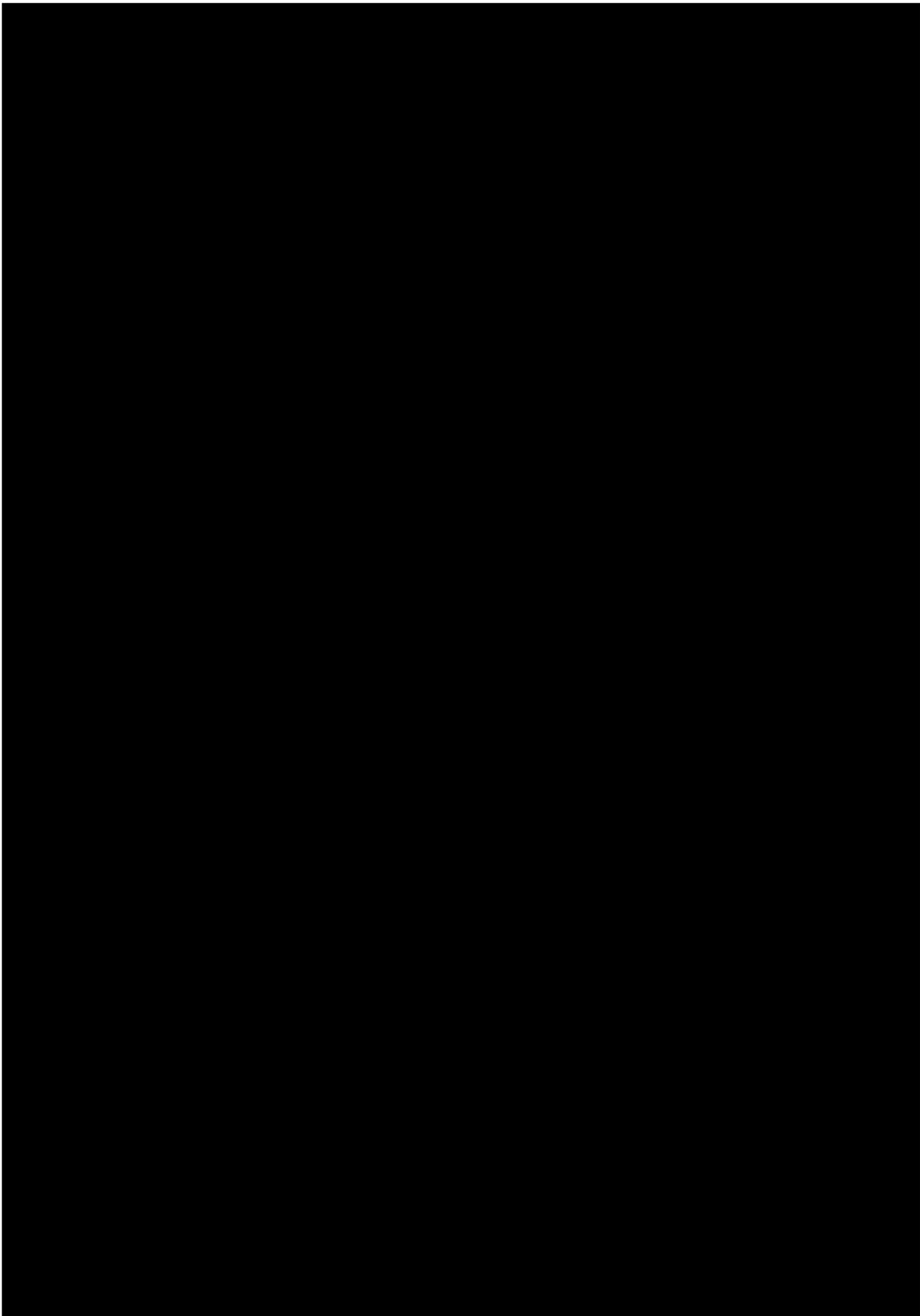
51 STATE ST  
EAST STROUDSBURG, PA 18301

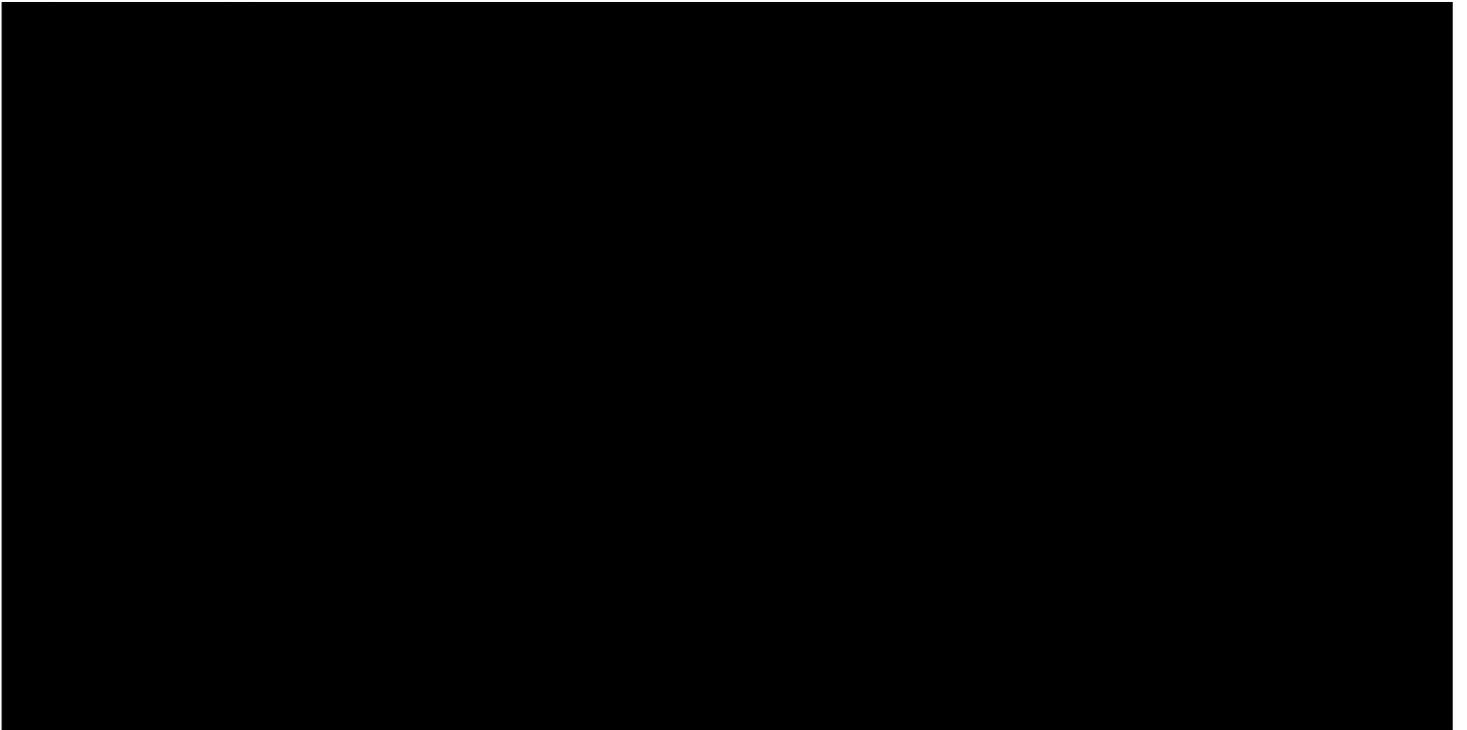
Owner Kevin Drake  
Owner Sherria Williams-drake  
Purchase Date 12/2021  
Purchase Price \$195,500  
Mortgage Amount 181450  
Assessed Value \$93,660  
Lot Size 8,712 Square Feet  
(0.2 Acres)  
Living Space 1,200 Square Feet  
Estimated Start 12/2021  
Estimated End 08/2022

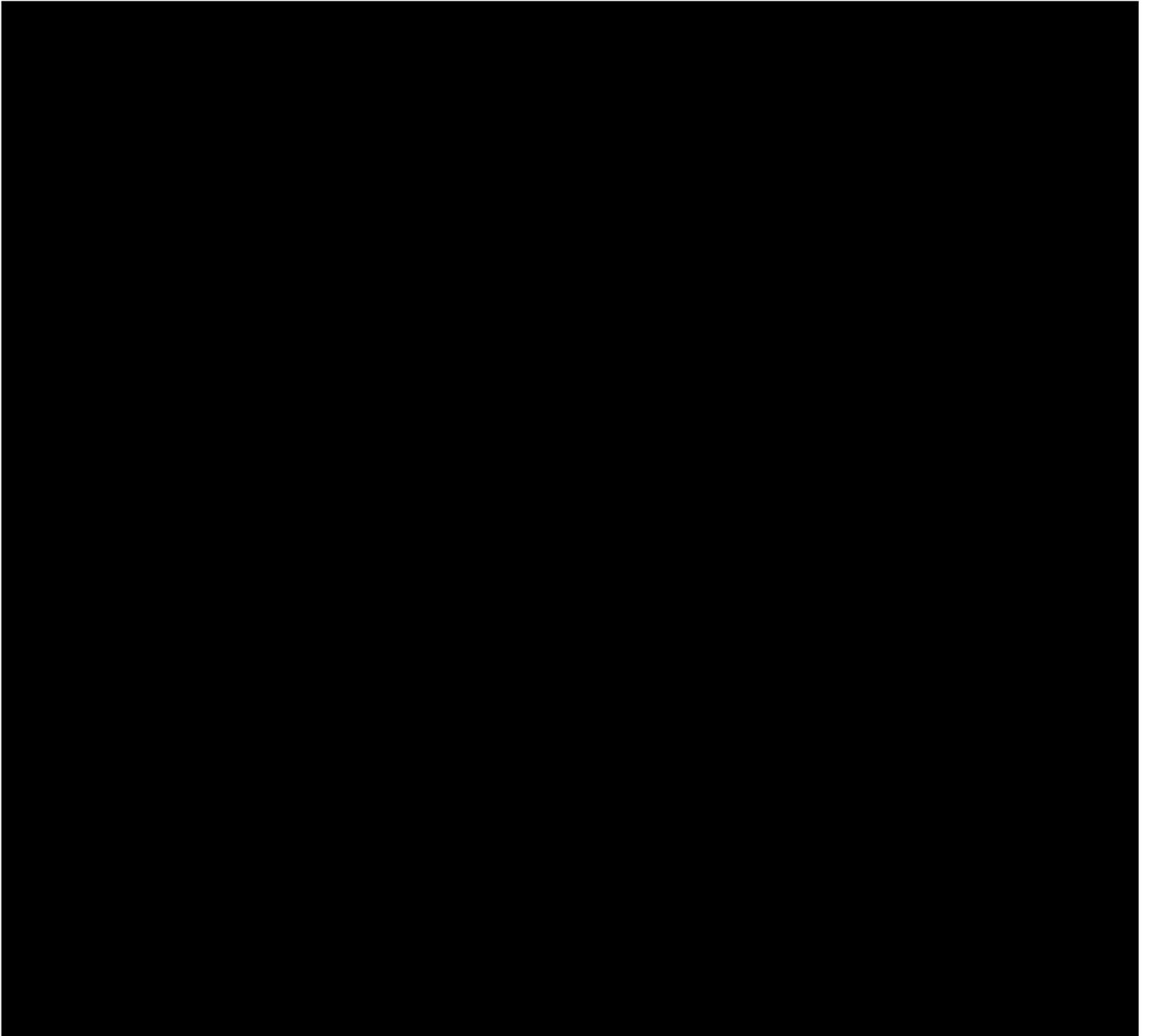








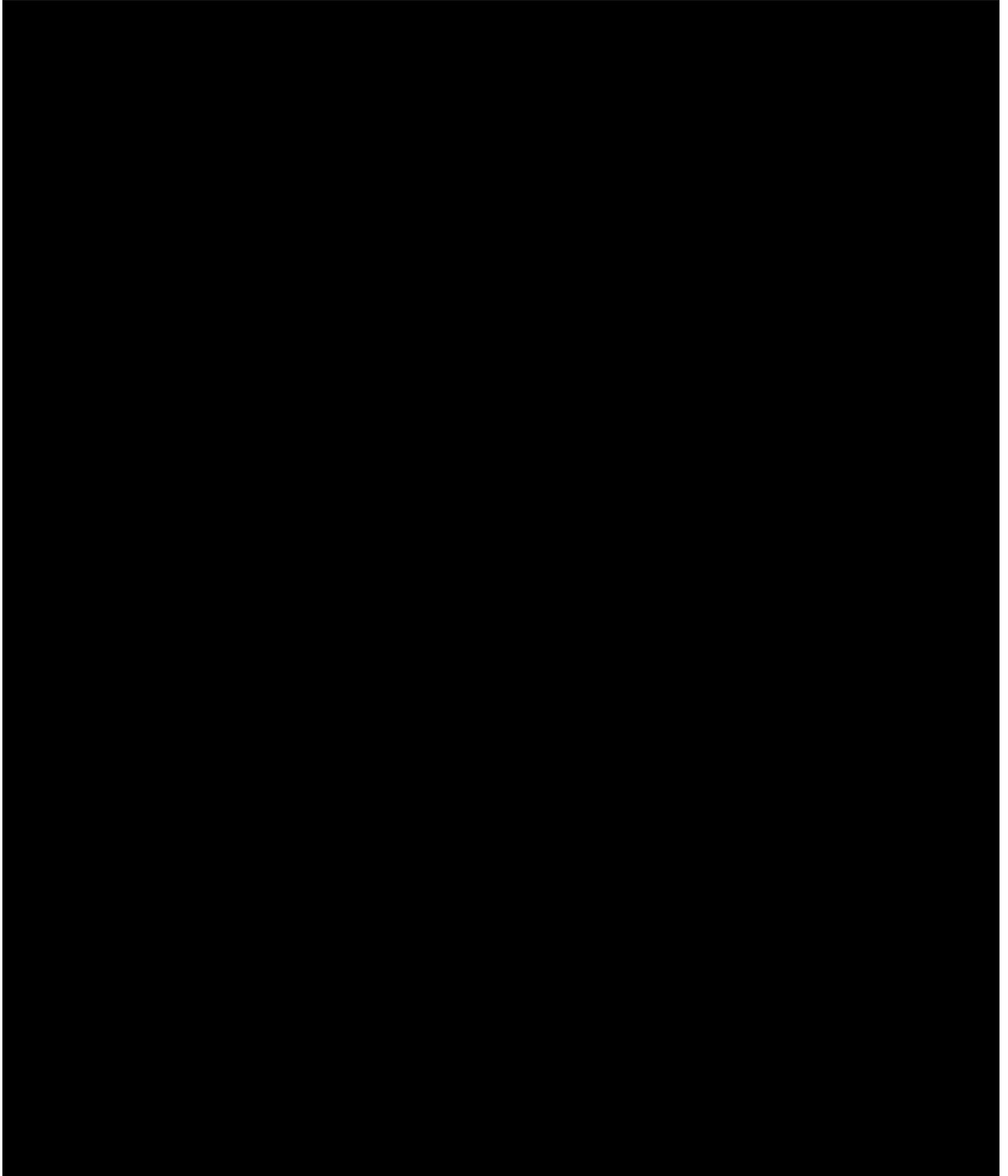




Financial Information

## Bankruptcies

0 Bankruptcies Found





## Career Details

# Possible Employers

3 Possible Employers Found

Employer	City	Date	Details	
DMNART TATTOO STUDIO LLC	DOUGLASVILLE, GA	2024-2024	<b>Owner</b>	DMNART TATTOO STUDIO LLC
			<b>Address</b>	8218 DURALEE LN
			<b>City</b>	DOUGLASVILLE
			<b>State</b>	GA
			<b>Postal Code</b>	30134
			<b>Date First Seen</b>	01/09/2024
			<b>Date Last Seen</b>	03/31/2024
A ROSE IN THE CEMENT LLC	EAST STROUDSBURG, PA	2024-2024	<b>Owner</b>	A ROSE IN THE CEMENT LLC
			<b>Address</b>	51 STATE ST
			<b>City</b>	EAST STROUDSBURG
			<b>State</b>	PA
			<b>Postal Code</b>	18301
			<b>Date First Seen</b>	01/09/2024
			<b>Date Last Seen</b>	01/09/2024
A ROSE IN CEMENT LLC	JAMAICA, NY	2022-2024	<b>Owner</b>	A ROSE IN CEMENT LLC
			<b>Address</b>	17009 116TH AVE
			<b>City</b>	JAMAICA
			<b>State</b>	NY
			<b>Postal Code</b>	11434
			<b>Date First Seen</b>	06/01/2022
			<b>Date Last Seen</b>	01/01/2024

# Possible Affiliations

3 Possible Affiliations Found

Business	City	Details	
A ROSE IN CEMENT LLC	JAMAICA, NY	<b>Business Names</b>	A ROSE IN CEMENT LLC (Primary)
		<b>Address</b>	17009 116TH AVE

Address 17009 116TH AVE  
City JAMAICA  
State NY  
Postal Code 11434-1811  
Duns Number 100664123  
Domestic D  
World Flag  
Date First Seen 2022

A ROSE IN THE CEMENT LLC	JAMAICA, NY	<b>Business Names</b>	A ROSE IN THE CEMENT L LC (Primary)
		<b>Address</b>	17009 116TH AVE
		<b>City</b>	JAMAICA
		<b>State</b>	NY
		<b>Postal Code</b>	11434-1811
		<b>Duns Number</b>	100664123
		<b>Domestic World Flag</b>	D
		<b>Date First Seen</b>	06/10/2022
		<b>Date Last Seen</b>	01/08/2024

DMNART TATTOO STUDIO L.L.C., DMNART TATTOO STUDIO LLC	DOUGLASVILLE, GA	<b>Business Names</b>	DMNART TATTOO STUDIO L.L.C. (Primary) DMNART TATTOO STUDIO LLC (Primary)
		<b>Address</b>	8218 DURALEE LN
		<b>City</b>	DOUGLASVILLE
		<b>State</b>	GA
		<b>Postal Code</b>	30134-2545
		<b>Duns Number</b>	127450176
		<b>Domestic World Flag</b>	D
		<b>Date First Seen</b>	04/18/2023
		<b>Date Last Seen</b>	01/08/2024

## Professional Licenses

0 Professional Licenses Found

## Corporate Affiliations

1 Corporate Affiliations Found

Business	Date	Details
A ROSE IN THE CEMENT LLC	2024	<b>Business Names</b> A ROSE IN THE CEMENT LLC (Primary) <b>Corporation Type</b> Corporation <b>Date First Seen</b> 06/10/2022 <b>Date Last Seen</b> 01/08/2024 <b>File Date</b> 01/09/2024 <b>Filing Date</b> 05/19/2022 <b>Filing Number</b> 22117719

<b>Incorporation State</b>	GA
<b>State</b>	GA
<b>Sec Status</b>	Active/Owes Current Year
<b>Verification Date</b>	01/03/2024
<b>Business Duns Number</b>	100664123
<b>Filing Office Duns Number</b>	194169017
<b>Address Type</b>	Business
<b>Registration Type</b>	Domestic Limited Liability Company
<b>Sec State Status</b>	Undefined

## Lifestyle Data

### Voter Registration

4 Voter Registrations Found

Party	State	Year	Details
Democrat	NY	1995	<p><b>Full Name</b>  KEVIN J DRAKE</p> <p><b>Address</b> 349 BEACH 57TH ST APT 5B</p> <p><b>City</b> ARVERNE</p> <p><b>State</b> NY</p> <p><b>Postal Code</b> 11692</p> <p><b>Party</b> Democrat</p> <p><b>Date Of Registration</b> 03/31/1995</p>
Democrat	NY	1995	<p><b>Full Name</b>  KEVIN J DRAKE</p> <p><b>Address</b> PO BOX 920997</p> <p><b>City</b> ARVERNE</p> <p><b>State</b> NY</p> <p><b>Postal Code</b> 11692</p> <p><b>Party</b> Democrat</p> <p><b>Date Of Registration</b> 03/31/1995</p>
Democrat	NY	1995	<p><b>Full Name</b>  KEVIN J DRAKE</p> <p><b>Address</b> 5449 ALMEDAAVE APT 5H</p> <p><b>City</b> ARVERNE</p> <p><b>State</b> NY</p> <p><b>Postal Code</b> 11692</p> <p><b>Party</b> Democrat</p> <p><b>Date Of Registration</b> 03/31/1995</p>
Democrat		1995	<p><b>Full Name</b>  KEVIN J DRAKE</p> <p><b>Address</b> PO BOX 997</p> <p><b>Party</b> Democrat</p> <p><b>Date Of Registration</b> 03/31/1995</p>

### Hunting Permits

0 Hunting Permits Found

### Drivers License

0 Drivers Licenses Found

## **Pilot License**

0 Pilot Licenses Found

## **Vehicle Registration**

0 Vehicle Registrations Found

## **Concealed Weapon Permit**

0 Weapon Permits Found

# ELEENA BOWER EXHIBIT NO. 4



# ELEENA BOWER EXHIBIT NO. 5

## Account Contact History

Account: [REDACTED] Customer Name: ELEENA L BOWER

From 5/10/2020 to 5/10/2024

Contact Date	Contact Type	Remarks	User
2024-01-12	SC - PUC Formal Complaint	The customer filed Formal Complaint Docket No. C-2024-3045418- WATT ID 4144113	E02623
2024-01-12	Miscellaneous	WATT CCC Formal Complaint - Bill Dispute Work Item 4144113 Created	DONNA BARRY
2024-01-09	Miscellaneous	WATT Scanned - Blue Mail Other Work Item 4112218 Completed	JANICE L IRELAND
2024-01-09	Miscellaneous	WATT ID 4112218 customer spk w supervisor on 1 8...closing out watt	JANICE L IRELAND
2024-01-08	Credit	Caller Back Office Ratepayer. Sup cb. customer stated that she was not living at address since Jan 2017 and the home has been sold twice since then. Customer upset because she doesn't feel as if she should be held responsible for the balance. Advised the LL agreement was sent requesting to speak with another sup cseabrook	CHRISTY SEABROOK
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. to speak with someone higher up adv I will esc the call further and have a higher sup call her back asap cust understood	TAYLOR ROSIE
2023-12-28	Correspondence - General	Template Name Master Utility Report Created By TAYLOR ROSIE Letter Edited No CS Letters ID 5597755	CSLET
2023-12-28	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. had the LL agreement cancelled on 11 10 23 and cust said she wants documentation regarding the LL agreement so I was trying to send a LL agreement letter but the property has already been removed from the agreement so I was not able to send the letter and cust said she should not be responsible for the bal so she requested	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. 2023 - its her responsibility to stop llc so adv bc we dont have a record of her requesting to remove this property from the LL agreement she is responsible for the bal of 596.35 that has been charged off to a col agency adv the LL agreement continues until the LL calls to cancel the agreement which I see she did call and	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. never got the letter bc the mailing address was wrong and she said she sent us documentation that she sold the property so she should not be responsible for the bal adv of notes on the watt stating letter stating that she sold property she never called to stop landlord agreement - service was put in her name in march of	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer. service was going back in her name due to the LL agreement and cust said she never got the letter so she wanted to know where it was sent adv it looks like the prev mailing address was [REDACTED] before it was updated to 185 Estancia Dr Unit 149 Unit 149 San Jose CA 95134 and cust said she	TAYLOR ROSIE
2023-12-28	Connect/Disconnect	Caller ELEENA L BOWER Ratepayer User Comments esc cb cci stating that she sold this property back in 2017 and she requested to have it removed from the LL agreement but it never was and now shes getting calls from a col agency saying she owes a bal adv the acct was open from 3 1 23-8 24 23 adv we sent her a letter on 3 1 23 letting her know that the	TAYLOR ROSIE
2023-12-28	WUR Assessment	... Stated No. Investigation reqd No. WUR Required No. Provided PUC No.	TAYLOR ROSIE
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Balance. Position Stated Yes. Sat No. WUR Required Yes. Caller s Concern Miscellaneous - WUR will NOT be sent. Position Stated Yes. Sat No. WUR Required No. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Caller s Concern Account End Date. Position ...	TAYLOR ROSIE
2023-12-28	Correspondence - General	Template Name Master Utility Report Created By REBECCA CHESTER Letter Edited No CS Letters ID 5597553	CSLET
2023-12-28	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account End Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	REBECCA CHESTER
2023-12-28	Credit	Caller ELEENA L BOWER Ratepayer. INFORMED CALLER MAIL RECEIVED 12 7 HOWEVER HER RESPONSIBILITY FOR THE LL AGREEMENT. REQUESTED SUP REGARDING THE AMOUNT	REBECCA CHESTER
2023-12-28	Credit	Caller ELEENA L BOWER Ratepayer. SHE NEVER CALLED TO CANCEL LLC - SERVICE WAS PUT IN HER NAME DUE TO LLC - SHE IS RESPONSIBLE TO CALL AND CANCEL LLC - BALANCE IS HER RESPONSIBILITY. ADVISE TO GET IN TOUCH WITH CURRENT LL THEY CAN THREEWAY REQUEST BALANCE TRANS FROM HER ACCOUNT TO THEIRS. OR PAY HER IN RESPONSE OF THE BALANCE WAS TOLD ONLY TO FAX INFO.	REBECCA CHESTER
2023-12-28	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments Cci bc got letter form Collections stating that she owes money cx does not own the property and LL agreement was put under her name confirm written off acct transfer to EE.	MAYERLIS LLABULLA

Contact Date	Contact Type	Remarks	User
2023-12-28	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	MAYERLIS LLABULLA
2023-12-07	Miscellaneous	WATT Scanned - Start Stop Service Work Item 4112209 Completed	CARLA M MANN
2023-12-07	Miscellaneous	WATT ID 4112209 letter stating that she sold property in 2015 she never called to stop landlord agreement - service was put in her name in march of 2023 - its her responsibility to stop llc - sent WUR	CARLA M MANN
2023-12-07	Miscellaneous	Caller ELEENA L BOWER Ratepayer User Comments BLUE MAIL - CUSTOMER SENT LETTER DISPUTING BALANCE - SHE NEVER CALLED TO CANCEL LLC - SERVICE WAS PUT IN HER NAME AS OF MARCH DUE TO LLC - SHE IS RESPONSIBLE TO CALL AND CANCEL LLC - BALANCE IS HER RESPONSIBILITY	CARLA M MANN
2023-12-07	Correspondence - General	Template Name Master Utility Report Created By CARLA M MANN Letter Edited No CS Letters ID 5573959	CSLET
2023-12-07	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-12-07	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	CARLA M MANN
2023-11-10	Correspondence - General	Template Name Master Utility Report Created By TRACIE LENNOX Letter Edited No CS Letters ID 5536422	CSLET
2023-11-10	SC - GRACE EXTENSION	Suspend Charge automatically added by CSLET	CSLET
2023-11-10	Maintain Bill Account	Caller ELEENA L BOWER Ratepayer updated mailing address from 185 ESTANCIA DR UNIT 149 UNIT 149 SAN JOSE CA 95134 to 185 ESTANCIA DR UNIT 149 SAN JOSE CA 95134. Reason Rental	TRACIE LENNOX
2023-11-10	Landlord	Caller ELEENA L BOWER Ratepayer User Comments Cust confirmed prev rep removed LL Coding. Cust would like to dispute charges. She sold property in 2015 but it was put in her name again in 3 23 due to LL coding that had not been removed. Rev 11 10 2023 16 15 updated m a so WUR would go to correct address.	TRACIE LENNOX
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Account Activation Date. Position Stated Yes. Sat No. WUR Required Yes. Provided PUC No.	TRACIE LENNOX
2023-11-10	Maintain Bill Account	Caller ELEENA L BOWER Ratepayer updated mailing address from [REDACTED] to 185 Estancia Dr Unit 149 Unit 149 San Jose CA 95134. Reason Rental	TRACIE LENNOX
2023-11-10	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments SW RP who called because there was an acct in her name and she was no longer the owner of the unit since 2015. Cust needs to know what to do about the balance for this acct. Xfer to EE	BARBARA SINGH
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	BARBARA SINGH
2023-11-10	Landlord	Caller ELEENA L BOWER Ratepayer. Per RP she was the owner of the property and sold it in 2015. RP never requested to have LL CODING Agreement to be cancelled as well. Issued WATT. Cust SAT 2023 15 59 WATT Generalist - Landlord Coding Remove Properties Work Item 4089253 Created Rev 11 10	BARBARA SINGH
2023-11-10	Miscellaneous	Caller ELEENA L BOWER Ratepayer User Comments cx call saying house sold in 2015 did not give permission for acc to remain in name nor start cx stated they moved proof cx was told to do fraud claim provided fax 1-484-634-3713 cx want to know what was used to start so can change told no SS transfer to start service	JAYDEN LYONS
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Fraud Claim. Position Stated No. Investigation reqd Yes. . WUR Required No. Caller s Concern Transferred Balance. Position Stated No. Investigation reqd Yes. . WUR Required No. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	JAYDEN LYONS
2023-11-10	Call Transfer	Caller ELEENA L BOWER Ratepayer User Comments IC SYSTEM INFORMED HER THAT AN ACC WAS OPENED UNDER HER NAME LAST 3 1 23 UNTIL 8 24 BUT CUST SAID THIS IS FRAUD AND ITS NOT HER. STATUS IS ON AGENCY TRANSFER TO BILLING	JOHNBENEDICT BELEN
2023-11-10	WUR Assessment	ELEENA L BOWER Ratepayer. Caller s Concern Call Transfer. Position Stated No. Investigation reqd No. . WUR Required No. Provided PUC No.	JOHNBENEDICT BELEN
2023-11-10	Call Transfer	Caller Back Office Ratepayer. Cci bc got phone call from PPL stating someone open an acct under her name cx stated he lives in California and has sold this house since 2015 cx does not know zip code or phone on file cx not lives here transfer to s s	MAYERLIS LLABULLA
2023-09-25	Correspondence - Collections	Final Bill Reminder	
2023-08-23	Connect Issued	CTP-Applicant caller ALBERT ROMANPEREZ CallerRelation RATEPAYER date of connect 08 24 2023 new address [REDACTED] DepositAmt 0 DepositReq No Prev Bal 0 Prev Bal Req No ID [REDACTED]	
2023-08-23	Are You Moving Letter	Are You Moving Letter	SELF SERVICE USER
2023-03-07	Choice Inquiry	New Connect Privacy Release Default - OK to Release All	SYSTEM SYSTEM
2023-03-02	Connect Completed		SELF SERVICE USER
2023-03-01	Landlord Confirmation Letter Sent	Landlord Confirmation	

Contact Date	Contact Type	Remarks	User
2023-03-01	Connect Issued	Electric      Caller Lvlyrose RATEPAYER WantDate 3 2 2023 [REDACTED] [REDACTED] Send Joint1 Letter No System SS	SELF SERVICE USER

**ELEENA BOWER EXHIBIT NO. 6**

**PPL Electric Utilities**  
827 Hausman Road  
Allentown, PA 18104-9392  
Tel. 800.342.5775 Fax 484.634.3484  
www.pplelectric.com



**Service Address:**

[REDACTED]

**Bill Account Number:** [REDACTED]

Dear [REDACTED]

There is often confusion over the responsibility for electric service when apartments are vacant. To minimize this confusion, PPL Electric Utilities has developed a program to automatically place the electric service in the name of the landlord whenever a tenant requests a final bill.

If you do not want electric service interrupted when a tenant discontinues service in their name, you may request this service which would help maintain the property between tenants. We will notify you by letter whenever the service has been placed in your name. If tenant obligations are not met, the electric service will be turned off. Please complete the attached form and return it to us if you are interested in participating in this program.

You may address written correspondence to our Customer Contact Center using the address at the top of this letter.

If you have questions or need more information, please visit [pplelectric.com](http://pplelectric.com) or call us at 1-800-342-5775. Customer service is available 24/7 for emergencies and outages, 7 a.m. to 6 p.m. Monday through Friday for payment assistance and 8 a.m. to 5 p.m. Monday through Friday for all other billing related issues.

Sincerely,

PPL Electric Utilities



## THIRD PARTY NOTIFICATION



### What is Third Party Notification?

Sometimes there is a problem with an account, or a customer fails to pay his or her electric bill. Under the Third Party Notification program, PPL Electric will notify you and another person you choose to receive copies of shut-off notices. The Third Party can be a trusted relative, friend, clergy member, or social service agency.

### How does it work?

The Third Party Notification program is voluntary and can help you if you are hospitalized, away from home for extended periods of time, or homebound. The Third Party is not responsible for paying your bills and this program will not stop PPL Electric from shutting off your electric service if you do not pay your bills. When a Third Party contacts PPL Electric about the shut-off notice, we will tell them what you can do to stop the shut off. The Third Party does not have the right to make a payment agreement for you.

### How do I sign up?

To sign up, both you and the Third Party must complete and sign the form below. **Do not return this with your bill, return it to:**

**PPL Electric Utilities  
827 Hausman Road  
Allentown, PA 18104-9392**

### IMPORTANT THINGS TO REMEMBER

- Notify us immediately if you want to change or drop your Third Party.
- Notify us if you move or you want the Third Party transferred to your new address.



Please sign me up for the Third Party Notification program. By completing this form and returning it to PPL Electric, I request that a copy of any shut-off notice be given to the person or agency named below. I understand that PPL Electric will not be liable if it fails to notify the Third Party.

CUSTOMER NAME: \_\_\_\_\_

PPL ELECTRIC ACCOUNT NUMBER: \_\_\_\_\_

CUSTOMER ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

When a Third Party receives a copy of a shut-off notice, they are not obligated to pay the electric bill for the customer named above. The notice simply reminds the Third Party of a chance to help the customer solve the problem.

THIRD PARTY NAME: \_\_\_\_\_

THIRD PARTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

THIRD PARTY SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**Landlord Agreement Form**

**Legal Name:** \_\_\_\_\_  
*(This name will go on the account(s) and will be responsible for payment of the bills)*

**Social Security Number/EIN:** \_\_\_\_\_

**If Legal Name listed above is a business, please include the following information:**

**Name of Contact Person:** \_\_\_\_\_

**Title of Contact Person:** \_\_\_\_\_

**Phone # for Legal Name/Contact Person:**

(area code) \_\_\_\_\_ (work) \_\_\_\_\_ and (area code) \_\_\_\_\_ (home) \_\_\_\_\_

**Mailing Address – this is the address the bills will be mailed to when not in tenant’s name:**

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

Street \_\_\_\_\_

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

Tenant Name	Address (Street, City, Zip)	Meter No.
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Total Number of Rental Units:** \_\_\_\_\_ (Use attached if necessary)

I understand this landlord agreement will place the responsibility for electric service in my name whenever PPL receives a request from a tenant for a final bill for a property listed on this form and I will receive notification by mail. In addition, I am aware that if the service of one of my tenants is terminated due to non-payment, or if a tenant does not fulfill their obligations the service will not be placed in my name until I have requested it by calling 1-800-342-5775. I understand this is not contingent upon any verbal or written lease contract I have with my tenant(s).

I understand that this will not become effective until it is received and processed at the address noted below. I will notify PPL when I am no longer responsible for bill payment between tenants at the addresses I have listed on this form.

\_\_\_\_\_  
Signature (Must be Legal Name of Contact Person, if business)

\_\_\_\_\_  
Date

Please return this completed form to: PPL Electric Utilities  
827 Hausman Road  
Allentown, PA 18104-9392

**PPL ELECTRIC EXHIBIT NO. 4**

**PPL Electric Utilities**  
827 Hausman Road Allentown, PA 18104-9392  
Tel.800.342.5775 (800.DIAL.PPL) Fax 484.634.3484  
ppl electric.com



**PPL Electric Utilities**

CONFIRMATION NEW SERVICE

Bill Account No: [REDACTED]  
For: [REDACTED]  
Soc Sec Number: [REDACTED]

Tenants Name: [REDACTED]  
Landlord Conn Date: [REDACTED]  
Meter Number: [REDACTED]

Dear Customer,

It is our pleasure to serve you as a customer of PPL Electric Utilities.

As requested through your landlord agreement, we have transferred electric service into your name. Your tenant notified us that they would no longer be responsible for service at this address effective the above connect date. Please review the information above. If you are **NOT** responsible for payment of this electric bill, or if your name, address, meter number, or connect date is not correct, please contact one of our representatives at 1-800-342-5775.

To help us provide you with quality service, we have given you a Bill Account Number. Please record this number in a handy place and use it when contacting us.

If you would like a listing of your properties on your landlord agreement, please call our toll-free number. It is important that you notify us of any change in ownership of your rental properties, as well as any changes to the mailing address.

We thank you for this opportunity to be of service to you.

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