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How Bad Submetering Deals Drain Your Wallet



We've peeled back dozens of 20-year "too-good-to-be-true" contracts. These are the 8 big flaws we keep finding.

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FLAW

**20 years,
no way out.**



The contract can't be killed early under any circumstances, unless the vendor agrees. Keep dreaming!

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FLAW

The math
doesn't math.



Being paid up-front for the meters feels
sweet ... until you compare the amount you
get to the amount you pay in admin costs.

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#3
FLAW

**8% hikes—
every. single.
year.**



Fees can rise to CPI + 2%. Five-year CPI average? 6.36%. Do the math.

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#4
FLAW

**YOU re-buy
20-year-old
meters.**



End of term? You must “buy back” the meters—at a price only the vendor decides.

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#5
FLAW

**They decide,
you pay.**

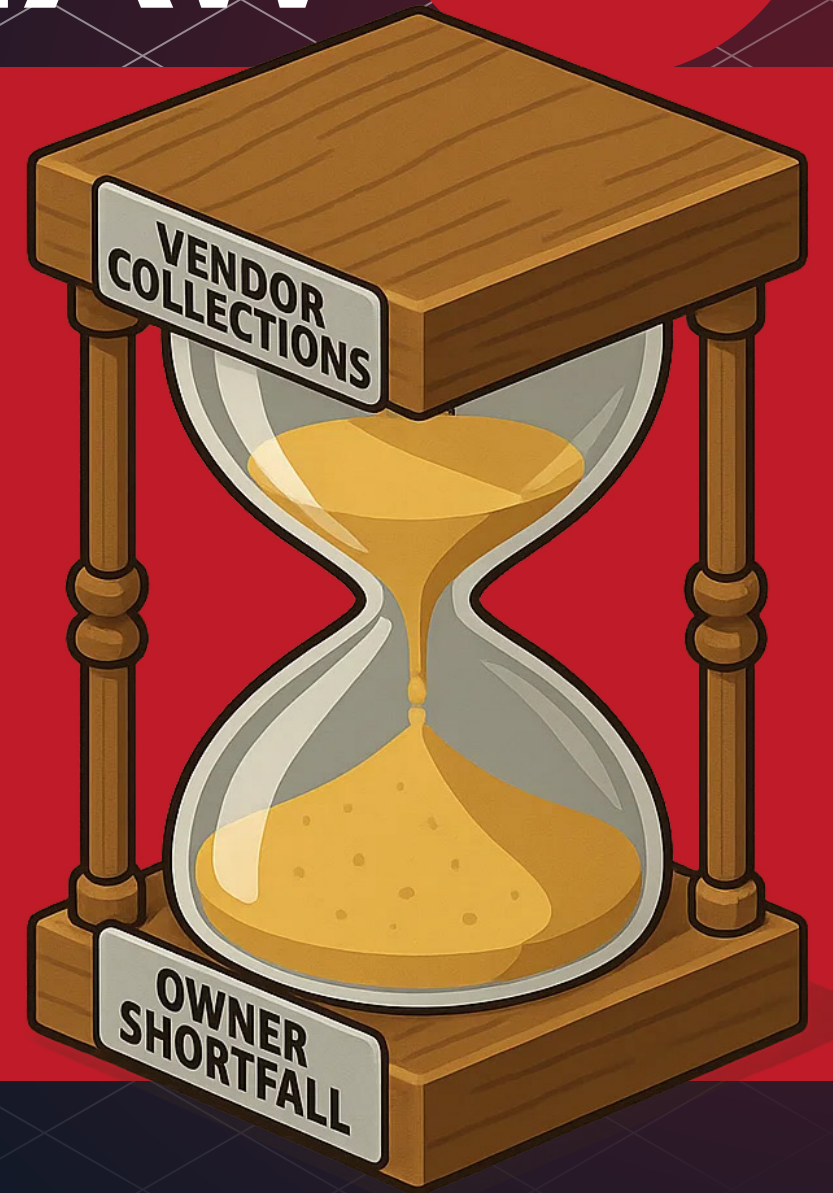


**Any component “not to their satisfaction”?
They swap it—and invoice you, whether
you need it or not.**

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#6
FLAW

Past 90 days?
Your problem.



The vendor “handles” collections—until 90–180 days pass. Then if the tenants don’t pay, the obligation is all yours.

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#7
FLAW

You can't pass
fees on.



By law you can't charge tenants more than the utility would, but compounding admin fees push your costs above what you're legally allowed to charge tenants.

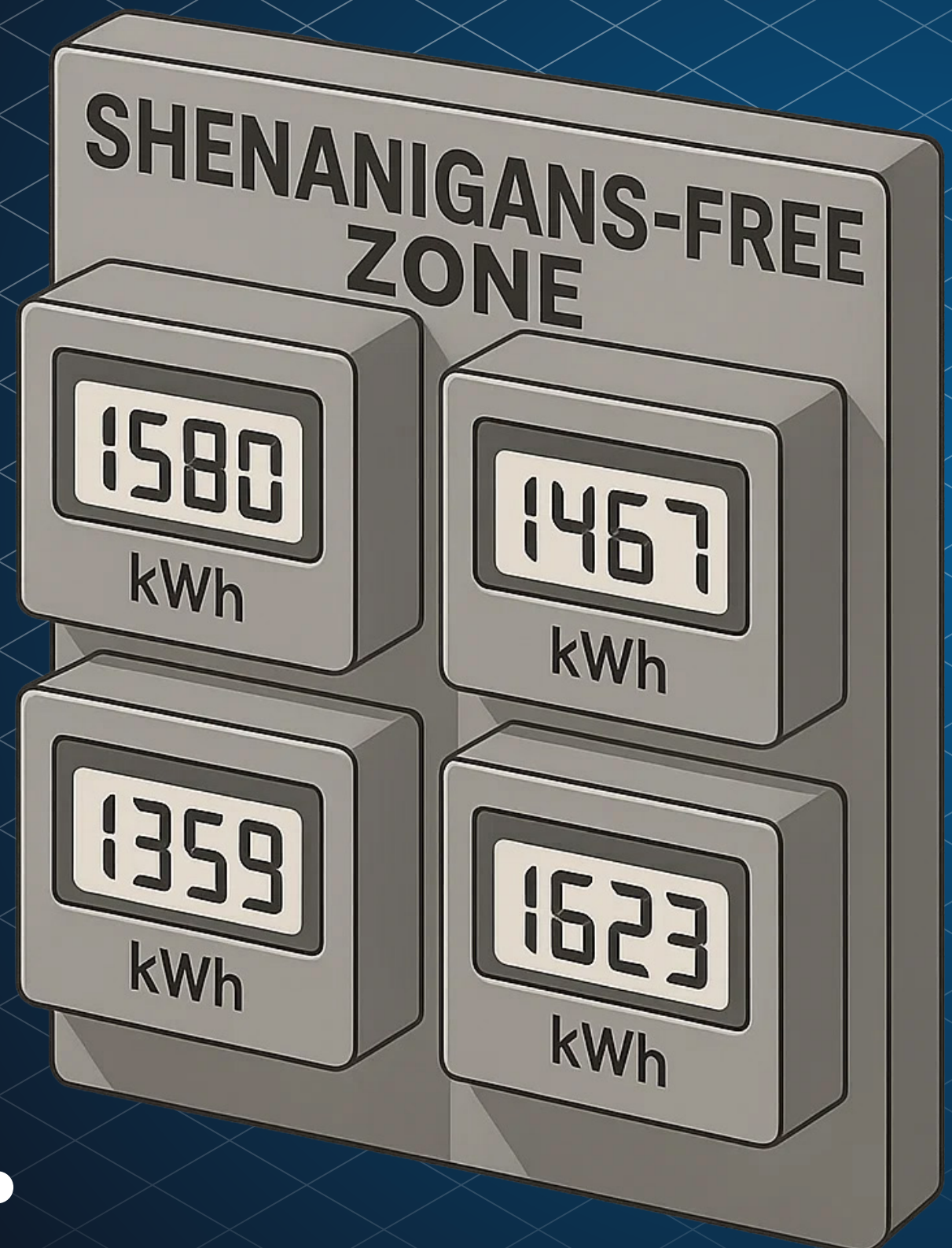
They keep
the right to
cut power.



The contract lets the vendor shut off
electricity? Yes, really. Imagine those
tenant calls.

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doesn't
pull these
shenanigans.



See all 15 contract red-flags (and how to
dodge them) in our no-nonsense guide.

Read the full breakdown

