

UMS Billing Solutions Include:

- Water and Sewer
- Electric
- Gas
- Heating and Cooling
- Trash
- Rent
- Parking Fees
- Association Fees
- Late fees

UMS Submetering Solutions:

- Meter install for water, gas and electric (we can meter any utility regardless of the infrastructure)
- Meter readings for most metering systems
- Widest range of meter maintenance options
- 30 day meter issue resolution
- Real time leak detection

Solutions Provided For:

- Apartment buildings
- Condominiums
- Townhomes
- Military housing
- Student housing
- Retail shopping malls
- Office Buildings



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**SOLUTIONS FOR
INCREASING NOI
AND CONTROLLING
UTILITY EXPENSES**



UMS offers a complete set of options to provide property owners every advantage in managing utility costs.

UMS is in the business of providing utility expense control and prides itself in customer service for tenants and ownership staff. We also keep track of changes in the industry and make the information available to help you make informed decisions.

Multi-family and commercial utility cost bill back options.

- Submetering (water, gas, electric)
- RUBS (Ratio Utility Billing System) - allocation of a property utility bill based on the number of occupants, square footage, etc.
- A combination where a utility may be partially sub-metered and the rest of the utility allocated
- All reports and information on-line 24 X 7
- Electronic interface with most management software

UMS Submetered Properties Average a 32% Reduction in Water Usage.

Utility Management Plus™

In addition to offering the standard industry utility bill back services, UMS is paving the way with additional services such as:

- ReadyMeter™ - meter repairs made within 30 days to eliminate estimating
- LeakDetect™ - real time leak detection or excess usage to eliminate end of month surprises
- Widest range of billing options from full “turn-key” to self billing
- One stop shopping for additional conservation options such low flow toilet installation, LED lighting for common areas, toilet rebate programs and more



UMS utilizes industry approved meters

Please call us for a hassle free assessment of your utility expenses if you:

- Are experiencing out of control or unpredictable bills
- Desire a competitive bid for any or all services
- Simply desire to learn more about our services and how we can help lower utility expenses

Gain control of utility expenses

We realize your needs are unique and look forward to implementing a utility management solution tailored to your properties.

