OUR STORY

IN 2008, TWO BAYLOR STUDENTS HAD AN IDEA TO CHANGE THE MESS OF UTILITY BILL PAYING THAT HAS BEEN AFFECTING COLLEGE STUDENTS FOR DECADES. They lived this messy reality out in their own Roommate world when one would pay, one wouldn’t, and someone always seemed to be owing someone else money for utility bills.

Their situation created a passion to fix the “big problem”, and their idea became a business plan, which brought financial investment, and then became a bill combining, splitting and paying service for an entire university market. The service was unique and no one else was doing it, so a patent application was submitted and a pro-active billing system developed.

Although SimpleBills has grown from a startup to a nationally recognized corporation in student housing, we are still just as passionate about creating a simpler way of paying bills and making Roommate life easier.

SimpleBills understands the needs and challenges Roommates face with setting up, dividing, and paying utility bills. We shifted the paradigm by focusing on pro-active communication with students and parents to achieve on-time payments. Our system treats Roommates fairly with frequent reminders and visible accountability, which has proven successful in on-time bill payment.

simplebills is Roommate Utility Billing specializing in the Student Housing market. SimpleBills provides unique billing for Roommates by splitting bills for their portion, receiving payments from the Roommates and paying the utility providers.
What does SimpleBills do?

We make Roommate life simple.

FOR STUDENTS AND PARENTS

SimpleBills takes away the stress of utilities being split and paid among Roommates. This helps to prevent conflict and avoid loss of friendships.

FOR PROPERTIES

SimpleBills provides relief to the Property Manager in the management of utilities and generates passive income through Revenue Share.

- Bill each Roommate for their portion of utilities
- Combine all utilities into one bill, one due date
- Provide friendly proactive reminders of due dates through email, text, phone, and App
- Receive payment for each Roommate’s portion
- Identify which Roommates have or have not paid
- Keep parents in the loop on billing and payment status
- Notify property managers of non-payment
- Pay the utility providers, on time

Solve utility needs for lease-by-the-bed properties
We realize that many properties have their own unique ways of handling utilities. Some include all utilities, some add an allowance, some include all utilities except electricity, some sub-meter water, some add cable and Internet, etc. No matter how your property handles utilities, WE CAN ASSIST WITH ALL OF THESE VARIATIONS TO PROVIDE ROOMMATE UTILITY BILLING.

There are THREE ways to implement SimpleBills. The Standard and Choice Models require utilities be in the Property’s name. The Optional Model is utilized when students put utilities in their name. With the Standard Model, it is required for everyone. With the Choice and Optional Models, students get to decide if they want to use SimpleBills.
3 WAYS TO IMPLEMENT

STANDARD MODEL
AGREEMENT WITH PROPERTY
REQUIRED FOR STUDENTS

CHOICE MODEL
AGREEMENT WITH PROPERTY
STUDENTS DECIDE

OPTIONAL MODEL
AGREEMENT WITH STUDENTS
STUDENTS DECIDE

- REQUIRED FOR ALL STUDENTS
  - STANDARD: ✔️
  - CHOICE: ✗
  - OPTIONAL: ✗

- NAME FOR UTILITIES
  - PROPERTY
    - REQUIRED: ✔️
    - CHOICE: ✔️
    - OPTIONAL: ✗

- NO ONE ROOMMATE HAS TO BE THE ACCOUNT HOLDER
  - PROPERTY: ✔️
  - STUDENT: ✗

- UTILITY DEPOSITS WAIVED
  - PROPERTY: ✔️
  - STUDENT: ✗

- SIMPLEBILLS WILL BILL EACH ROOMMATE FOR THEIR PORTION
  - PROPERTY: ✔️
  - STUDENT: ✔️

- SIMPLEBILLS WILL COLLECT FROM ROOMMATES
  - PROPERTY: ✔️
  - STUDENT: ✔️

- ROOMMATES PAY ONE BILL FOR THEIR PORTION OF UTILITIES
  - PROPERTY: ✔️
  - STUDENT: ✔️
THE UTILITIES REMAIN IN THE PROPERTY’S NAME.
SimpleBills is required for all students. No one Roommate has to be the Account Holder and no utility deposit is required. This allows the property to market themselves as utilities by the bed. There is no issue with the timing of students turning on/off the utilities based on move-in/move-out.

SimpleBills will manage the payment of utilities for all units – occupied or vacant. SimpleBills will receive a copy of the bills each month. Any vacant units and defaults will be billed to the property for reimbursement. This can help you better manage expenses for the vacant units and have visibility to bills that are out of line. If the unit is occupied, SimpleBills will split the bills by Roommates for just their portion, receive payment from the Roommates and pay the utility providers.

SimpleBills will prorate utility bills by Roommates based on their individual move-in and move-out dates. If the Property has an allowance, SimpleBills will invoice the property for the allowance charges and bill the students for the overage, splitting the overage amount by Roommates.

THE PROPERTY OFFERS SIMPLEBILLS TO THE STUDENTS.
If the students decide to use SimpleBills, the utilities remain in the property’s name. For those units that use SimpleBills, no one Roommate has to be the Account Holder and no utility deposit is required. The property can offer utilities by the bed as an incentive for the students to choose SimpleBills. For these units using SimpleBills, the property will have no issues with the timing of students turning utilities on/off based on move-in/move-out.

SimpleBills will manage the payment of utilities for the units that choose to use SimpleBills plus any vacant units. SimpleBills will receive a copy of these bills each month. Any vacant units and defaults will be billed to the property for reimbursement. This can help you better manage expenses for the vacant units and have visibility to bills that are out of line. For the units using SimpleBills, we will split the bills by Roommates for just their portion, receive payment from the Roommates and pay the utility providers.

SimpleBills will prorate utility bills by Roommates based on their individual move-in and move-out dates.

“Thank you for your help and patience in setting up utilities. I can’t express my surprise at how easy you’ve made this process for 6 families to work together!”
— Parent

“SimpleBills is a great way to help residents resolve issues before issues exist. All residents we have seen that used SimpleBills, love it!”
— Property
IF THE PROPERTY REQUIRES THAT UTILITIES BE IN THE STUDENT’S NAME, THE PROPERTY OFFERS SIMPLEBILL TO THE STUDENTS. If the students decide to use SimpleBills, the utilities remain in the student’s name. One of the students still has to be the Account Holder with the utility provider. Deposits will still need to be paid if required by the utility. SimpleBills takes the burden away for that Account Holder of having to be the household lead, paying all the bills and collecting from Roommates. The students are responsible for turning utilities on/off based on move-in/move-out.

SimpleBills will have the student’s permission to receive a copy of their bills from the utility provider. SimpleBills will split the bills by Roommates for just their portion, receive payment from the Roommates and pay the utility providers.

WHAT IF YOU HAVE SUB-METERS?

SimpleBills can support your sub-meter needs at no additional cost to the property. Whether you have sub-meters for water, electricity or gas, SimpleBills can include these meter reads in our Roommate Utility Billing service. Through one of our partners, we will not only be able to access these devices to get the meter readings, but also provide maintenance and repair service as needed. Any sub-meter maintenance or repair work will be billed separately. There is not a cost to the property for reading and invoicing the sub-meters.

HOW DOES A STUDENT SIGN-UP?

ANYONE CAN SIGN UP FOR SIMPLEBILL WITH OUR FREE APP OR ONLINE AT SIMPLEBILL.COM. SimpleBills makes enrolling and paying bills easy. All Roommates in a unit have to agree to use SimpleBills and sign up in order to split the bills properly.

HOW MUCH IS SIMPLEBILL?

THERE IS NO COST TO THE PROPERTY FOR THE SIMPLEBILL’S SERVICE. SimpleBills charges the students a maximum of $4.00 per month per Roommate as a service fee depending on regulations in your area. The student can pay by any of the following: check/money order by mail, electronically by bank account, credit/debit card and auto-pay. If the student uses a credit/debit card, SimpleBills charges a $3.00 convenience fee to reimburse our merchant fees.

Thank you for doing such upstanding business...I really appreciate it, and will continue to recommend you to friends.

– Student
HOW DOES SIMPLEBILLS BILL AND COLLECT?

SIMPLEBILLS HAS A PRO-ACTIVE BILLING CYCLE THAT IS UNIQUELY DESIGNED FOR ROOMMATE UTILITY BILLING.

STEP 1: Electronic Bill created
STEP 2: Multiple reminders are sent about the Due Date
STEP 3: Reminder sent the day before Due Date
STEP 4: Reminder that Bill is due today
STEP 5: Notice about Force Pay the Method of Payment on File +
STEP 6: Force Pay the Method of Payment
STEP 7: Telephone calls start for payment +
STEP 8: Final Notifications sent to Roommates or Properties +
STEP 9: On the last day of billing cycle (approx. 30 days),
the following occurs:

STANDARD and CHOICE MODELS
- The unpaid portions will be billed to the Property.

OPTIONAL MODEL
- The unpaid portions will be re-divided & applied to the remaining Roommates’ bills next month.

NOTE: SimpleBills is pre-authorized to use the Method of Payment on file if we are not paid.

LESS THAN 1% DEFAULT RATE

WHAT IF ONE ROOMMATE DOES NOT PAY?

We have students and parents tell us they would rather SimpleBills handle Roommate utilities because they agree: our method is much more effective than they could ever do on their own in collecting for utilities.

After our extensive collection process, SimpleBills will either bill the property or re-divide the unpaid portion among the remaining Roommates and add it to their bill the following month, depending on the implementation model that the property chooses.
**WHY IS SIMPLEBILLS VALUABLE TO YOU?**

- Solve utility needs for lease by the bed properties
- Prorate utility bills by each Roommate’s start and end dates
- Receive all payments from Roommates for utilities
- Handle disputes with Roommates over utilities
- Notify property early of utility bill defaults
- Eliminate the property from having to re-bill utilities

**MONTHLY REVENUE SHARE TO PROPERTIES**

As a part of SimpleBills’ business model, **WE PROVIDE A MONTHLY REVENUE SHARE OF 5% OF OUR SERVICE FEES BACK TO THE PROPERTIES.** In all implementation models, this Revenue Share is a perfect way to generate passive income and increase NOI.

**HOW DO YOU PROMOTE SIMPLEBILLS?**

SimpleBills provides marketing materials through print brochures, table-top displays for your lease office and e-Brochures to send to students and parents. Here are suggestions on how you can promote SimpleBills successfully at your community:

- Place SimpleBills’ brochures with table-top display in the lobby
- Give out brochures during property tours and at lease signing
- Send eContent to students & parents before move-in
- Add SimpleBills to utility set-up instructions
- Add SimpleBills content to your website
When you didn’t think it could get more simple, it did — the SimpleBills App. Free, and available in the App Store.
A perfect fit for my roommates and I – We are still using SimpleBills after college.

The SimpleBills staff is always happy to help and successful in helping whenever I’ve needed it!

Loved not having to argue with roommates about bills! I’ve used SimpleBills 3 years and have had a great experience!

When I call and need help figuring things out, or if there is an issue it was taken care of that same day or maybe one day later!

Really is exactly what it says – simple! Very easy to use and runs smoothly.

I love the reminder emails because I often forget to pay the first time.

SimpleBills is very straightforward and customer ready! I’m using them again this year as they provided great service last year.

SimpleBills has helped me and my roommates so much! Thank you!
SimpleBills will provide assistance to the students for Roommate questions regarding utility bills, such as, conflicts between Roommates, percentage splits, the amount of the bill, details of the bill, etc. Any questions regarding utilities from the students should be directed to our customer service team: info@simplebills.com or 254.230.0199. SimpleBills will notify the property of any billing issues or student concerns as needed to have two-way communication with the property.