



OLDE KEY TITLE

RESIDENTIAL AND COMMERCIAL CLOSING SERVICES SINCE 1982

Reference Information

Utility Companies

Settlement day is the time to transfer utilities from Seller's to Buyer's name. This transfer should be done as of the day of settlement or at the conclusion of a rent back.

1. **Water:** Water is the one utility that can create a lien on the title, so settlement companies hold an escrow from Seller's proceeds to pay the final water bill. Any balance of the escrow is refunded to Seller at a designated address following payment of the final bill. The Buyer and Seller should call in the water reading and instruct the water company/city/district to forward the final water bill to Olde Key Title to expedite the refund of any escrow balances. Should an escrow be inadequate, the Seller is responsible for promptly paying the outstanding balance. Free and clear title cannot be conveyed with an outstanding water bill.
2. **Gas:** Buyer should contact the appropriate company to transfer service effective the day of settlement or at the end of a rentback, if appropriate.
3. **Electric:** Buyer should contact the appropriate company to transfer service effective the day of settlement or at the end of a rentback, if appropriate.

Montgomery County	Pepco	(202) 833-7500
	Allegheny Power	(800) 255-3443
	Washington Gas Company	(703) 750-1000
	WSSC	(301) 206-4001
	City of Rockville Water Dept.	(301) 424-7450
	Board of Education	(301) 279-3000
	Montgomery County Refuse	(240) 777-6410
	Verizon	(301) 954-6270
	Comcast Cable	(301) 424-4400
	B, G & E	(401) 995-0620
Prince George's County	Pepco	(202) 833-7500
	Washington Gas Company	(703) 750-1000
	WSSC	(301) 206-4001
	Board of Education	(301) 952-6000
	Verizon	(301) 954-6270
	PG Cable	(301) 791-4260
Frederick County	Allegheny Power	(800) 255-3443
	Frederick Water Department*	(301) 694-1126

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Frederick Sewer Department*	(301) 694-1421
Frederick Gas	(301) 622-2151
Board of Education	(301) 644-5000
Verizon	(301) 954-6260
Adelphia Cable	(301) 662-6822

* Must call both because some properties use both services.

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(301) 294-3333