

To: <<Email>>

Subject: Notice About Settlement of Lawsuit Regarding Equity Residential Late Fees

CPT ID: <<ID>>

LEGAL NOTICE

Equity Residential's records show that you are or were a tenant of an Equity Residential property in California and you were charged a late fee of 5% of your monthly rent, minimum \$50, for the first time between September 3, 2010 to October 28, 2022. You are a class member in this class action settlement, which may affect your rights.

A federal court ordered this notice. This is not an advertisement.

PLEASE READ THIS ENTIRE NOTICE CAREFULLY.

Why did I get this notice?

There is a proposed settlement of a class action lawsuit that was filed on September 3, 2014. The lawsuit, called Munguia-Brown, et al. v. Equity Residential, et al., Case No. 4:16-cv-01225-JSW-TSH, challenged the Standard Late Fee (5% of rent, minimum \$50) that Equity Residential charged to California tenants for the first time between September 3, 2010 and October 28, 2022. Equity Residential denies any wrongdoing. The lawsuit has now settled after 11 years of litigation, including a trial.

The settlement applies to all Equity Residential tenants in California who were charged Equity Residential's Standard Late Fee of 5% of rent, minimum \$50, for the first time at some point between September 3, 2010 and October 28, 2022. Tenants who were charged the Standard Late Fee for the first time after October 28, 2022 are covered by a different case.

You received this notice because Equity Residential's records show that you lived at an Equity Residential property in California, and Equity Residential charged you (and/or your co-lessees) the Standard Late Fee for the first time between September 3, 2010 and October 28, 2022. You and other tenants who were charged the Standard Late Fee during that time period are called the "class" and are part of this settlement.

You will automatically be included as a member of this class unless you take steps to exclude yourself from this case. If you stay in the settlement, you will give up your right to sue Equity Residential for charging or collecting the Standard Late Fee. More information about the settlement can be found at www.EquityMunguia-BrownLateFeeSettlement.com.

What money does the settlement provide?

Each class member who paid the Standard Late Fee by April 30, 2024 will get a refund of 87% of the difference between the total amount they paid for late fees charged between September 3, 2010 and April 30, 2024, minus Equity Residential's actual costs for collecting the class member's late

rent, as calculated by an expert hired by Class Counsel. For units with leases shared by more than one class member (co-tenants), the refund will be divided equally among co-tenants.

Each Class member who was charged the Standard Late Fee between September 3, 2010 and April 30, 2024, but did not pay it by April 30, 2024, has already received, or will receive, a credit to their tenant account or their file with the applicable collection agency or a check (if they have since paid the late fees) in the amount of the fee charged minus \$22.51 for any late fee charged prior to May 1, 2022 and \$31.98 for any late fee charged beginning May 1, 2022. These amounts represent Equity's average actual costs for collecting late rent during each of these time periods, as calculated by an expert hired by Class Counsel. Some of these credits may have already been applied. Credits are applied on the basis of ResidentIDs, which may be shared by class members.

Under the settlement you will receive an estimated refund of \$<<StandardLateFee_Amt>> for late fees you paid by April 30, 2024. [AND/OR] Equity Residential has provided or will provide approximately \$<<CreditOwed>> in credits for late fees you and your co-tenants were charged but did not pay by April 30, 2024.

Who represents Class Members?

The Court has appointed the Plaintiffs' lawyers in this case to represent the Class ("Class Counsel"). Those lawyers are: Dardarian Ho Kan & Lee, in Oakland, California; Community Legal Services in East Palo Alto, California; and Nicholas & Tomasevic, LLP, in San Diego, California. More information about these lawyers and their law firms is available on their websites: www.dhkl.law, www.clespa.org, and www.nicholaslaw.org. These lawyers represent you. You do not have to pay them to stay in this case and get your payment. You may hire your own lawyer to appear in Court for you, but if you do, you will be responsible for paying that lawyer.

Do you need to do anything at this time?

If you want to be included in the Class and this settlement, you do not need to do anything at this time.

If you do nothing and the Court approves the settlement, you will either receive a check in the mail or Equity Residential has provided or will provide a credit to your tenant account or your file with the applicable debt collection agency, and you will give up the right to bring your own separate lawsuit against Equity Residential challenging the Standard Late Fee.

Checks will be sent to the address the administrator has on file. Please use the following Web ID to log in to the settlement website and ensure the administrator has your current mailing address:

Web ID: <<Passcode>>

<https://www.equitymunguia-brownlatefeesettlement.com/Login>

Alternatively, if you paid the Standard Late Fee by April 30, 2024 but don't want to get a refund from this settlement, you can opt out of the settlement. If you opt out, you will not receive a payment, but you can still bring your own case against Equity Residential for charging you and

collecting the Standard Late Fee. To opt out, you have to mail or email your request to opt out by April 16, 2026 to the Settlement Administrator:

Munguia-Brown, et al. v. Equity Residential, et al.
c/o CPT Group, Inc.
PO Box 19504
Irvine, CA 92623
EquityMunguia-BrownLateFeeSettlement@cptgroup.com

You cannot opt out of receiving a credit for late fees you were charged but did not pay by April 30, 2024.

Where to get more information?

This notice is only a summary. For more information on this lawsuit, please visit www.EquityMunguia-BrownLateFeeSettlement.com/Documents or call 1-888-545-0143. Please do not contact the Court or Defendants.