

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 had a non-Equity Residential lease while living at the "Woodland Park" property in East Palo Alto, California, when it was owned by Equity Residential from December 1, 2011 to February 2016, and were charged at least one \$50 late fee during that time. You are a potential 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 Woodland Park \$50 Late Fee that Equity Residential charged to tenants of the Woodland Park Property in East Palo Alto, California, who had non-Equity Residential leases when Equity owned the property between December 1, 2011 and February 2016. Equity Residential denies any wrongdoing. The lawsuit has now settled after 11 years of litigation, including a trial.

You received this notice because Equity Residential's records show that you lived at the Woodland Park Property, had a non-Equity Residential lease, and Equity Residential charged you (and/or your co-lessees) the Woodland Park \$50 Late Fee at least once between December 1, 2011 and February 2016. You and other tenants who were charged the Woodland Park \$50 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 Woodland Park \$50 Late Fee. More information about the settlement can be found at www.EquityMunguia-BrownLateFeeSettlement.com.

What money does the settlement provide?

Equity Residential will refund 87% of the difference between the total each class member paid for late fees charged between December 1, 2011 and February 2016, 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 Woodland Park \$50 Late Fee but did not pay it by April 30, 2024, has already received, or will receive, a credit to 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. This amount represents Equity's average actual costs for collecting late rent during the applicable time period, 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 co-tenant class members.

Under the settlement you will receive an estimated refund of \$<<WoodlandPark_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 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 Woodland Park \$50 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: <<WebID>>

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

Alternatively, if you paid the Woodland Park \$50 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 the Woodland Park \$50 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.