

The proposed settlement applies to Equity Residential tenants who were charged Equity's Woodland Park \$50 Late Fee at least once between December 1, 2011 and February 2016. Each class member will receive 87% of the difference between the total Woodland Park \$50 Late Fees they paid 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 debt collection agency or a check in the amount of the fee charged (if the class member has since paid the late fees) minus \$22.51 for any late fee. These amounts represent Equity's average actual costs for collecting late rent during the applicable time period, as calculated by an expert hired by Class Counsel. A Credit may have already been applied to your account. 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.

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 receive a check in the mail and/or a credit to your file with the applicable debt collection agency, and you cannot bring your own lawsuit against Equity Residential for charging or collecting the Woodland Park \$50 Late Fee.

You can opt out of the settlement. 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 case. If you opt out, you will not receive a payment, but you will keep the right to bring your own case against Equity Residential for charging or collecting 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. You cannot opt out of receiving a credit for late fees you were charged but did not pay by April 30, 2024.

The Court has appointed three law firms to represent the Class ("Class Counsel"). You don't have to pay Class Counsel. They will ask the Court to pay them as part of the settlement – separately from the payments to class members.

This notice is only a summary. For more information about this lawsuit or your options, visit www.EquityMunguia-BrownLateFeeSettlement.com.

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Court Approved Legal Notice
United States District Court, Northern
District of California
Munguia-Brown, et al. v. Equity
Residential, et al.
Case No. 4:16-cv-01225-JSW-TSH

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.

Please read this entire notice carefully.

**Munguia-Brown, et al. v.
Equity Residential, et al**
c/o CPT Group, Inc.
PO Box 19504
Irvine, CA 92623

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Class Action Administrators

50 Corporate Park
Irvine, CA 92606
(800)542-0900