

- There are four groups of “Class Members”:

(1) **Late Fee Class**: All tenants whose leases for JRK California Apartments provide for a late rent charge and who were charged that late charge on a net basis, from December 22, 2016 through June 27, 2024;

(2) **RINCO (Renter’s Insurance Compliance) Class**: All tenants whose leases for JRK California Apartments provide for a fee for a missing renter’s liability insurance policy and who were charged that fee on a net basis, from December 22, 2016 through June 27, 2024;

(3) **Section 396 Class**: All tenants with initial lease terms of no longer than one year who were charged rental price increases of more than 10 percent for JRK California Apartments in Los Angeles, Sonoma or Ventura Counties during Wildfire Section 396 Protection Periods in those counties.

(a) For Los Angeles County, the Wildfire Section 396 Protection Periods are: September 3 to October 3, 2017, December 5, 2017 to January 4, 2018, November 9, 2018 to November 8, 2019 and October 11, 2019 to December 31, 2021.

(b) For Sonoma County, the Wildfire Section 396 Protection Period is: October 9, 2017 to December 31, 2021.

(c) For Ventura County, the Wildfire Section 396 Protection Period is: December 5, 2017 to December 31, 2021.

(d) Excluded from this class are tenants of The Harrison Glendale; and

(4) **Tenant Protection Act (“TPA”) Class**: All tenants who on January 1, 2020, or thereafter through June 27, 2024, were charged rent increases based on gross rental rates excluding discounts, incentives, concessions or credits for JRK California Apartments that exceeded Rental Rate Caps under the TPA.

(a) Excluded from this class are tenants of Parkside Glen Apartment Homes, Somerset Glen Senior Apartments, The Harrison Glendale, and Duo Apartments, as these properties are exempt under the statute.

(b) Also excluded from this class are tenants of Serenade at RiverPark whose rent increased in Excess of the Rental Rate Caps before the relevant dates below:

- November 15, 2022 for tenants at 702 Forest Park Blvd.;
- November 28, 2022 for tenants at 712, 762 and 772 Forest Park Blvd.;
- December 14, 2022 for tenants at 708 Forest Park Blvd.;
- February 27, 2023 for tenants at 768 Forest Park Blvd.;

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- April 4, 2023 for tenants at 758 Forest Park Blvd.;
- April 17, 2023 for tenants at 752 Forest Park Blvd.;
- May 1, 2023 for tenants at 722 Forest Park Blvd.;
- June 5, 2023 for tenants at 718 Forest Park Blvd.;
- June 26, 2023 for tenants at 748 Forest Park Blvd.;
- July 9, 2023 for tenants at 742 Forest Park Blvd.;
- July 17, 2023 for tenants at 732 Forest Park Blvd.; and
- July 22, 2023 for tenants at 728 Forest Park Blvd.

Records show that you are a member of one or more Class Member groups.

- The Settlement provides for payments to Class Members who, according to Defendants’ records, were charged in one of the categories above. The estimated amount of your potential payment is shown on page 1 of this Notice.
- Further, as part of the Settlement, Defendants agree: (1) for a period of two years starting from the date that the Court preliminarily approves the Settlement, they will not charge fees for late payment of rent to any resident residing at the JRK California Apartments as of the date of preliminary settlement approval; and (2) for a period of seven years starting from the date that the Court preliminarily approves the settlement, they will not charge fees for failure to maintain renter’s liability insurance to any resident residing at the JRK California Apartments as of the date of preliminary approval.
- Defendants also agree to instruct its debt collectors to cease all collections efforts for all debts of current and former residents of JRK California Apartments who were sent to collections from January 1, 2017 to December 31, 2021 and will instruct their debt collectors to request that credit reporting agencies delete all associated tradelines.

THIS NOTICE AFFECTS YOUR RIGHTS. PLEASE READ IT CAREFULLY.

YOUR RIGHTS AND OPTIONS	
<i>Do Nothing</i>	By doing nothing, you will be included in the Settlement. You will receive a payment amount estimated at the top of this Notice and you will give up your rights to sue in a separate lawsuit for the claims made in this class action.
<i>Exclude Yourself</i> <i>Deadline:</i> <i>June 20, 2026.</i>	If you opt out of the Settlement, you will <u>not</u> be part of this Settlement. You will not be entitled to any recovery, and you will be free to pursue the claims in this case on your own or as part of a different lawsuit. To exclude yourself, you must follow the instructions in section 13 of this Notice.

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Object Deadline: June 20, 2026.	If you do not wish to exclude yourself, but you object to the Settlement, you can write to the Court to explain your objection. To object, you must follow the instructions in section 12 of this Notice.
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1. Why did I get this Notice?

Records indicate that you were a tenant of one of the JRK California Apartments during a relevant time period. This Notice is to inform you of a proposed class action settlement and your legal rights.

2. What is a class action?

In a class action lawsuit, one or more people who have brought the lawsuit (the “Plaintiffs”) are called “Class Representatives.” The Class Representatives have sued on behalf of themselves and other people who have similar claims. Those with similar claims are referred to as “Class Members.”

3. What is the lawsuit about?

In this class action lawsuit, Plaintiffs claim that the Defendants violated California’s Unfair Competition Law and Consumers Legal Remedies Act by: (1) charging tenants improper late fees; (2) charging tenants improper fees for not having renter’s liability insurance; (3) raising rent more than is allowed under the California Tenant Protection Act; and (4) improperly raising rent more than 10 percent after 2017-2019 wildfire emergency proclamations in Los Angeles, Sonoma and Ventura Counties. Defendants deny any wrongdoing and insist their practices were lawful.

4. Has the Court decided who is right?

No. The Court has not decided in favor of Plaintiffs or Defendants. Instead, the parties have agreed to avoid the costs and risks of trial and appeals. The Class Representatives and their attorneys think the Settlement is in the best interest of the Class Members.

5. How is the payment amount determined?

The settlement payment amounts have been calculated by Plaintiffs’ counsel and the settlement administrator based on the amounts by which the contested rent increases exceeded the alleged legal limits, the amount of late fees and RINCO fees charged for each Class Member’s apartment and the total amount of the alleged excess rent increases and fee charges for all Class Members’ apartments, as shown in Defendants’ records. The settlement payments reflect pro rata shares of the Settlement Amount to be paid by Defendants, excluding attorney fees and expenses awarded to Class Counsel, service awards to Class Representatives and administrative expenses of the settlement administrator, subject to a minimum payment amount. If more than one person signed a lease for an apartment, the settlement payment will be divided equally among the persons who signed the lease, as shown in Defendants’ records. Your estimated pro rata payment amount is shown on page 1 of this Notice.

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In addition to the pro rata settlement payments, Class Members who are in collections for unpaid balances at JRK California Apartments sent to collections from January 1, 2022 to June 27, 2024 are eligible to submit a claim for an additional payment of \$50.00 each.

6. As a Class Member, does the Settlement change the amount of my rent?

No, the Settlement does not change the amount of your rent.

7. As a Class Member, does the Settlement change the date that my rent is due?

No, the Settlement does not change the date that your rent is due.

8. Does the Settlement change the amount of any unpaid balance that I have for fees or rent?

No, the Settlement does not change the amount of any unpaid balance that you may have. However, JRK will instruct its debt collectors to cease all collections efforts for all debts of current and former residents of JRK California Apartments which were sent to collections from January 1, 2017 to December 31, 2021 and will instruct its debt collectors to request that credit reporting agencies delete all associated tradelines.

9. As a Class Member, does the Settlement change my obligation to have or obtain renter's liability insurance?

No, the Settlement does not change any obligation that you may have under your lease to have or maintain renter's liability insurance.

10. As a Class Member, do I have a lawyer representing my interests in this case?

The Court has appointed lawyers to represent you and other Class Members. The Court has determined that the appointed attorneys are qualified to represent you and all Class Members. These lawyers are called "Class Counsel." The contact information for Class Counsel is as follows:

Firm: ERICKSON KRAMER OSBORNE LLP
Attorneys: Julie C. Erickson, Elizabeth A. Kramer, and Kevin M. Osborne
Address: 959 Natoma St., San Francisco, California 94103
Telephone: (415) 635-0631
Fax: (415) 599-8088
Email: contact@eko.law

Firm: LAW OFFICE OF JOSHUA KATZ
Attorney: Joshua Katz
Address: 144 South E Street, Suite 206, Santa Rosa, California 95404
Telephone: (707) 546-4510
Fax: (707) 575-6014
Email: jkatz@sonomalegal.com

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Firm: LAW OFFICE OF TODD ESPINOSA
Attorney: Todd Espinosa
Address: 2000 Broadway Street, Redwood City, California 94063
Telephone: (650) 241-3873
Email: tie@toddespinosalaw.com

11. How will the lawyers be paid, and will the Class Representatives receive compensation?

Class Counsel will request that the Court award attorneys' fees and expenses, not to exceed \$2,100,000. Class Counsel will also ask the Court to approve service awards for the Class Representatives, not to exceed \$40,000 in total. Any payments to Class Counsel or to the Class Representatives will be subject to the Court's approval, and the Court may award less than requested.

12. How do I tell the Court that I don't like the Settlement?

If you are a Class Member and you have objections to any aspect of the Settlement, you may express your views to the Court. You may object to the Settlement only if you do not exclude yourself from the Settlement. **The deadline to object is the Objection Date, June 20, 2026.**

You may ask the Court to deny approval of the Settlement by filing an objection. The Court may only approve or deny approval of the Settlement the parties have reached. If the Court denies approval of the Settlement, no payments will be made and the litigation will continue. If that is what you want to happen, you must object.

If you wish to object to the settlement, you must do so in writing and must set forth with specificity the nature of your objection. If you file an objection, you may also appear at the Final Approval Hearing, either in person or through your own attorney. If you appear through your own attorney, you are responsible for paying that attorney. All written objections and supporting papers must be sent by first-class mail, postage pre-paid, to the Settlement Administrator or submitted online at www.JRKClassActionSettlement.com. Your objection must be postmarked or submitted online on or before the Objection Date, and must include the following information: (i) your name, address, telephone number, and the contact information for any attorney independently retained by you in connection with your objection or otherwise in connection with the lawsuit; (ii) a statement of the factual and legal basis for each of your objections and any exhibits you wish the Court to consider in connection with the Objection; and (iii) a statement as to whether you intend to appear at the final approval hearing, either in-person or through counsel, and, if through counsel, providing the name, address and telephone number for such counsel.

The Final Approval Hearing is scheduled for **August 19, 2026, at 3:00 p.m.** at Superior Court of The State of California, County of Sonoma Courtroom 16, 3035 Cleveland Ave #200, Santa Rosa, CA 95403.

13. How do I exclude myself from the Settlement?

To exclude yourself from the settlement, you must notify the Settlement Administrator in writing that you wish to opt-out of the Settlement. **The deadline to opt out is the Exclusion Deadline, June 20, 2026.**

All requests for exclusion must be sent by first-class mail, postage pre-paid to the Settlement Administrator or submitted online at www.JRKClassActionSettlement.com. Any request for exclusion must be postmarked or submitted online on or before the Exclusion Deadline and must include the following information: (i) Your name,

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address, telephone number, and the name of the JRK property where you resided and apartment number; (ii) the following statement: “I wish to be excluded from the settlement in *Felker, et al. v. JRK Residential Group, Inc.* I understand that by opting out, I am giving up my right to receive benefits under the Settlement and I will retain the right to sue separately regarding the legal claims at issue in this lawsuit. I further understand that I will not be bound by the judgment entered in the class action”; and (iii) your signature.

14. Should I get my own lawyer?

You do not need to hire your own lawyer to take part in the Settlement. The Court has appointed Class Counsel to represent the Class Members, including you. You have the right to hire your own lawyer at your own expense if you so choose.

15. Where do I get more information?

Visit the website, www.JRKClassActionSettlement.com, where you will find the Court’s order certifying the Class, the Second Amended Complaint, the Defendants’ Answer to the Second Amended Complaint, the filings relating to the proposed Settlement, and other important documents. Complete copies of public pleadings, court rulings, and other filings are available for review and copying at the Court clerk’s office, 3055 Cleveland Avenue, Santa Rosa, California 95403 (707-521-6500). You may get free help by calling or writing to Class Counsel at the phone numbers or addresses listed in response to question 10.

PLEASE DO NOT CONTACT THE COURT. THE COURT CANNOT DISCUSS THE CASE WITH YOU.