

LEGAL NOTICE

You May Be Affected by a Class Action If You Were a Tenant At the Rental Housing Complex Headquartered at 7620 Penn Ave South, Richfield, MN 55423, formerly known as Crossroads At Penn and currently known as Concierge Apartments (“Crossroads/Concierge”), and including 7600, 7610, 7700, 7710, and 7720 Penn Ave, as of September 30, 2015 but no longer reside there;

OR, If You Applied for Tenancy at Crossroads/Concierge and were Rejected as a result of Screening Criteria Described Herein, imposed by Defendants, from September 30, 2015 until September 29, 2017;

OR, If You Completed a Guest Card Expressing Interest in Tenancy at Crossroads/Concierge;

AND if Your Household When in Occupancy at Crossroads/Concierge Included At Least One Person Qualifying As A Member Of A Protected Class Under The Fair Housing Act, 42 U.S.C. § 3602 et seq., (the “Act”) under one of the following categories:

Non-white; Handicapped as defined by the Act; National origin; and Familial status, limited to those tenants who had or desired to have more than two individuals reside in the unit due to at least one individual under the age of 18 residing in the unit.

*PARA MÁS INFORMACIÓN EN ESPAÑOL, LLAMAR 1-833-924-6400 O VISITAR
www.CrossroadsApartmentsSettlement.com.*

WHAT’S THIS ABOUT?

There is a class action lawsuit in the United States District Court for the District of Minnesota which may affect you. The Plaintiffs (former and potential future tenants) in this lawsuit allege that the Defendants—the owners and managers of the apartment complex formerly known as Crossroads at Penn and currently known as Concierge Apartments (“Crossroads/Concierge”), headquartered at 7620 Penn Ave South, Richfield, MN 55423, and including 7600, 7610, 7700, 7710, and 7720 Penn Ave—discriminated on the basis of race, disability, familial status and national origin in violation of the Fair Housing Act, 42 U.S.C. § 3604(a), and that former and potential residents were injured as a result.

A Settlement has been reached between all parties of the lawsuit. Defendants MSP Crossroads Apartments LLC, and Soderberg Apartment Specialists (SAS) have agreed to implement equitable relief and to pay \$650,000 to settle the claims against it by the Class. Before any money is paid, the Court will have a hearing to decide whether to approve the settlement. Approval of this settlement by the Court will resolve all claims in this lawsuit with finality. Defendants deny the allegations made by Plaintiffs and this settlement is not an admission or determination of any wrongdoing by Defendants.

WHO’S AFFECTED?

The lawsuit is proceeding as a class action on behalf of two classes of former or potential Crossroads/Concierge tenants. These classes include:

- The **Displacement Class**: The Displacement Class includes all persons who were tenants at Crossroads/Concierge, as of September 30, 2015 but no longer reside there and whose household at the time of occupancy of Crossroads/Concierge included at least one person qualifying as a member of a protected class under the Fair Housing Act, 42 U.S.C. § 3602 et seq., (the “Act”) under one of the following categories:

Non-white;
Handicapped as defined by the Act;
National origin; and
Familial status, limited to those tenants who had or desired to have more than two individuals reside in the unit due to at least one individual under the age of 18 residing in the unit.

- The **Application Class**: The Application Class includes all persons who, from September 30, 2015 until the Execution Date of this Settlement Agreement, either applied for tenancy at Crossroads/Concierge, but were rejected, or completed a Guest Card expressing interest in tenancy at Crossroads/Concierge but did not apply, as a result of the screening criteria imposed by Defendants and whose household included at least one person qualifying as a member of a protected class under the Act, under one of the following categories:

Non-white;
Handicapped as defined by the Act;
National origin; and
Familial status, limited to those tenants who had or desired to have more than two individuals reside in the unit due to at least one individual under the age of 18 residing in the unit.

These classes are defined in full in the Class Notice, which is available on the case website at www.CrossroadsApartmentsSettlement.com, by calling HOME Line at 1-833-924-6400, or by emailing the Claims Administrator at crossroadsinfo@jndla.com.

WHAT ARE YOUR OPTIONS?

If you are a Class Member, your legal rights will be affected whether you act or don't act. If you do nothing, you will remain in the lawsuit. You will be bound by the outcome of the Court's decision whether to approve the settlement but will not receive a payment unless you fill out a claim form. If you fill out a claim form, you may receive a payment. You must follow the instructions on the claim form and return the claim form as instructed by December 26, 2017. If you are determined to be an eligible class member, you may receive a payment.

You may also comment or object to the lawsuit, and write to the Court about why you do or do not like the settlement. You may also attend the final fairness hearing, scheduled for January 23, 2018, to tell the Court about the fairness of the settlement.

The Court has appointed lawyers to represent you at no cost to you ("Class Counsel"). They are currently pursuing the lawsuit against the Defendants on your behalf. You do not have to hire your own lawyer but you may do so at your own cost. If Class Counsel obtains money for the Classes, they will ask the Court for an award of fees and expenses. You will not have to pay these fees and expenses. If the Court grants Class Counsel's request, the fees and expenses will be paid out of the Settlement.

This is a summary notice only. For more information about the lawsuit, including a copy of the full Class Notice, the claim form, and more information on how to object or comment, visit www.CrossroadsApartmentsSettlement.com, call 1-833-924-6400, or by email crossroadsinfo@jndla.com.

DO NOT CONTACT THE PARTIES OR THE COURT DIRECTLY.