

COURT-ORDERED NOTICE

*Heule v. Home Encounter, LLC
dba HomeRiver Group*

Class Action Settlement Notice

**HOA Property Manager,
Class Action Settlement for
estoppel certificate fees
charged at real estate closings**

This Notice is to inform you about rights you have regarding a proposed Class Action Settlement related to your sale of a property after February 16, 2020 that was governed by an HOA and managed by the Defendant in this lawsuit, Home Encounter, LLC dba HomeRiver Group, or any other integrated or affiliated entities that issued the estoppel certificates at issue in this Settlement, including Home Encounter HECM, LLC (collectively "HomeRiver"). You paid for an estoppel certificate in connection with the sale of that property and this lawsuit challenged the amount of the fees charged for the estoppel certificate. You received this Notice because you are identified as a member of the proposed Settlement Class.

Heule v HomeRiver Settlement
c/o Settlement Administrator
PO Box 23680
Jacksonville, FL 32241-3680

Postmaster: Do Not Mark Barcode

«keyline»

PRST-STD
U.S. POSTAGE
PAID
JACKSONVILLE, FL
PERMIT NO. XXX

To update address visit www.heestoppelcertsettlement.com

Notice ID: <<noticeid>>

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LITIGATION SUMMARY: Plaintiff Erica Desiree Heule filed this putative class action for alleged violations of Florida Statute § 720.30851(6) and Florida's Deceptive and Unfair Trade Practices Act, Fla. Stat. § 501.201, *et. seq.* arising out of estoppel certificate fees charged by HomeRiver to sellers of real properties subject to HOA dues. Plaintiff alleged these fees were unreasonable or exceeded the statutory cap in Florida Statute § 720.30851(6). Plaintiff and HomeRiver agreed to settle these claims in a Class Action Settlement in exchange for the monetary benefits set forth in this Settlement. All Settlement Class Members will release HomeRiver from all liability arising from the claims in the lawsuit involving their estoppel certificate charges.

MONETARY BENEFITS: HomeRiver will provide a refund payment in the amount of \$18.00 to each Settlement Class Member who does not opt out of the Settlement Class.

ATTORNEYS' FEES: HomeRiver has agreed to pay Plaintiff's Counsel \$60,000.00 in attorneys' fees and litigation costs. This amount represents less than the total amount of time the lawyers spent litigating this case.

OBJECTING TO THE SETTLEMENT: As a Settlement Class Member, you may appear at the Final Fairness Hearing to be heard in opposition to the Settlement. The Court will hold a Final Fairness Hearing on August 15, 2024 at 1:30 p.m. before the Honorable Jennifer Gabbard, to determine whether the proposed Settlement is fair, reasonable and adequate. You must submit a written objection by July 26, 2024 containing certain requirements. Visit the website below for details.

Web: www.heestoppelcertsettlement.com • **email:** info@vandwlaw.com • **Call:** 352-753-8600

What Are My Rights and Options? You may either stay in the case or request to be excluded from it.

PARTICIPATING IN CLASS AND SETTLEMENT: In order to receive the monetary benefits of this Settlement, Settlement Class Members do not have to take any action. If and when the Settlement is finally approved by the Court, a Settlement payment in the amount of \$18.00 will be mailed to you at the same address as this Notice. If you are moving within the next 90 days, you can provide your new mailing address by email to info@heestoppelcertsettlement.com or by mail to Heule v HomeRiver, c/o Settlement Administrator, P O Box 23680, Jacksonville, FL, 32241.

OPTING OUT OF CLASS AND SETTLEMENT: If you wish to be excluded from the Settlement Class, and receive **no settlement benefits**, you must send a written Request for Exclusion to Heule v HomeRiver, c/o Settlement Administrator, P O Box 23680, Jacksonville, FL, 32241 no later than August 5, 2024, stating your name, address, and the following statement: "I request exclusion from the Settlement Class in *Erica Desiree Heule v. Home Encounter, LLC d/b/a HomeRiver Group*, Case No. 24-CA-001403."

This Notice has been Approved and Ordered by:
Honorable Jennifer Gabbard, Circuit Court Judge