

# Exhibit 11

Notice to Residents of Unsurveyed Properties

## **EXHIBIT 11**

### **NOTICE TO RESIDENTS OF UNSURVEYED PROPERTIES**

Dear Resident(s):

This is to advise you that, as a result of a settlement in a lawsuit brought by the United States against the developer of this property, alleging, among other things, that the covered dwelling units, the exterior routes, and public and common use areas here at [NAME OF PROPERTY] may not meet the requirements of the federal Fair Housing Act, its guidelines, and the Americans with Disabilities Act, we have agreed to retrofit the ground floor units [ALL UNITS IF ELEVATOR BUILDING] at [NAME OF PROPERTY] to provide greater accessibility for people with disabilities. We have also agreed to retrofit the exterior routes and public and common use areas to provide greater accessibility for persons with disabilities. This notice is being sent, and all retrofits will be made, with permission from the current owner(s) of [NAME OF PROPERTY] and property management. If you are a resident in a ground floor unit [OR ANY UNIT IN AN ELEVATOR BUILDING], your unit will be retrofitted to potentially provide greater accessibility.]

[IF A TENANT IN A GROUND FLOOR UNIT OR ANY UNIT IN AN ELEVATOR BUILDING INSERT: Although your apartment unit will be retrofitted automatically within two and a half (2.5) years from [DATE], we want you to know that you may request to have your apartment modified now at no cost to you. If your relocation for more than twenty-four (24) consecutive hours is required, which is not anticipated, we will pay you \$[AMOUNT,] the equivalent of the United States General Services Administration rate for temporary relocation expenses, prior to the temporary relocation. In scheduling when the repairs will take place, we will take into account your preferences and convenience.]

[IF A TENANT IN A GROUND FLOOR UNIT OR ANY UNIT IN AN ELEVATOR BUILDING INSERT: You should be aware that this work must be completed within two and a half (2.5) years from [DATE] , regardless of your intention to stay in your apartment for a longer duration. Please let us know if you are interested in having the work done now and we will provide you with additional information.]

Should you have any questions about any of the retrofit work that is being or will be performed, please call us at [NUMBER].