

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF PUERTO RICO

UNITED STATES OF AMERICA  
Plaintiff

v.

MARÍA TRINI-MENÉNDEZ, et al.  
Defendants

CIVIL NO.: 22-1261 (ADC-MDM)

SETTLEMENT AGREEMENT

**I. INTRODUCTION**

1. This Settlement Agreement (“Agreement”) is entered into between Plaintiff, the United States of America, through the Department of Justice, and Defendants Josefina Amparo De La Fuente-Mundo, Alicia De La Fuente-Mundo, Rosalia De La Fuente-Mundo (collectively, the “De La Fuente Defendants”), and Maria Trini Menendez (collectively with the De La Fuente Defendants, “Defendants”). The United States and Defendants are referred to herein as the “Parties.”

**II. RECITALS**

2. This Agreement resolves the claims and causes of action asserted by the United States’ lawsuit, *United States of America v. Maria Trini Menendez*, et al., No. 3:22-CV-01261, filed in the United States District Court for the District of Puerto Rico on June 6, 2022, to enforce Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601-3631 (“the Act” or “the FHA”).

3. The United States filed this action pursuant to 42 U.S.C. § 3612(o) on behalf of Karla Mar Fernandez-Montero, a woman who is legally blind, and Ricardo Medina-Medina, her partner

who resided with her during the time period relevant to this action ("Complainants" or "Fernandez" and "Medina").

4. The Complaint alleges that Defendants violated the Fair Housing Act by refusing to rent a unit to Fernandez and Medina because Fernandez had a service dog. *See* 42 U.S.C. §§ 3604(f)(1), (f)(2), and (f)(3)(B).

5. The Parties have agreed that the claims against Defendants should be resolved amicably, without further litigation, and without any admission of liability. Therefore, the Parties consent to the entry of this Agreement, as shown by the signatures below.

### **III. STATEMENT OF CONSIDERATION**

6. In consideration of, and consistent with, the terms of this Agreement, the Parties will file a stipulation for dismissal of the United States' claims against Defendants in the underlying lawsuit, as set forth in Paragraph 31. The Parties agree and acknowledge that this consideration is adequate and sufficient.

### **IV. DEFINITIONS**

7. This Agreement's "effective date" is the date of the signature of the last signatory to this Agreement.

8. The "Subject Property" refers to 1510 Las Marias Street, Unit #3, San Juan, Puerto Rico.

9. An "arms-length transaction" is one that has been arrived at in the marketplace between independent, non-affiliated persons, unrelated by blood or marriage, with opposing economic interests regarding that transaction.

10. A "bona fide, independent third-party purchaser" is one with whom Defendants have no current or past financial, contractual, personal, or familial relationship.

## **V. TERMS AND CONDITIONS**

The Parties agree and covenant as follows:

### **a. Prohibition Against FHA Violations**

11. Defendants, their agents, their employees, and all others in active concert or participation with them, will not discriminate on the basis of disability as prohibited by the FHA, and acknowledge that the FHA prohibits them from:

- a. Refusing to rent after the making of a bona fide offer, or refusing to negotiate for the rental of, or otherwise making unavailable or denying, a dwelling to any person because of disability, in violation of 42 U.S.C. § 3604(f)(1);
- b. Discriminating against any person in the terms, conditions, or privileges of the rental of a dwelling, or in the provision of services or facilities in connection with such a dwelling, because of a disability, or because of the disability of someone associated with that person, in violation of 42 U.S.C. § 3604(f)(2); and
- c. Refusing to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford an equal opportunity to use and enjoy a dwelling, in violation of 42 U.S.C. § 3604(f)(3)(B).

### **b. Reasonable Accommodation Policy**

12. Within thirty (30) days of the effective date of this Agreement, the De La Fuente Defendants shall adopt the reasonable accommodation policy set forth in Appendix A (the "Reasonable Accommodation Policy") and implement it for all requests for an assistance animal at the Subject Property and any other residential properties owned or operated by any of the De La Fuente Defendants.

13. The Reasonable Accommodation Policy, once adopted, shall supersede all existing

policies, procedures, and resolutions concerning or affecting approval of reasonable accommodations for assistance animals at the Subject Property.

14. Within forty-five (45) days of the effective date of this Agreement, Defendants shall notify in writing each resident of the Subject Property and any other rental properties owned and operated by any of the De La Fuente Defendants of the adoption and implementation of the Reasonable Accommodation Policy.

15. Within forty-five (45) days of the effective date of this Agreement, the De La Fuente Defendants shall post and prominently display the New Policy in each and every location where activity related to the management or rental of dwellings occurs.

16. Within thirty (30) days of the effective date of this Agreement, the De La Fuente Defendants shall notify all employees and/or agents who have management or administrative duties with respect to the rental of housing at the Subject Property and any other rental properties owned and operated by any of the De La Fuente Defendants of their obligations under the Reasonable Accommodation Policy.

**c. Non-Discrimination Policy**

17. Within thirty (30) days of the effective date of this Agreement, Defendants shall post and prominently display at any place of business where the De La Fuente Defendants or their agents conduct sale or rental activity and/or have personal contact with applicants for properties, a sign no smaller than 11 inches by 14 inches indicating that all units are available for rental on a non-discriminatory basis. An 11-by-14-inch poster that comports with 24 C.F.R. Part 110 will satisfy this requirement. Defendants may use HUD Form 928, which is available online at <https://www.hud.gov/sites/documents/928.1.pdf>.

18. Defendants shall ensure that any new advertising in newspapers, in telephone directories, on radio, on television, on the internet, or in other media, and any signs, pamphlets, websites, brochures, rental

applications, leases, and other promotional literature includes a fair housing logo, the phrase "Equal Opportunity Provider," and/or the following sentences:

"We are an equal opportunity housing provider. We do not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin."

**d. Mandatory Education and Training**

19. Within sixty (60) days of the effective date of this Agreement, Defendants and all of Defendants' employees and/or agents who have management or administrative duties with respect to the rental of housing at the Subject Property shall attend, at the Defendants' expense, a live training program regarding the Fair Housing Act, including in particular the FHA's prohibitions against disability discrimination. The training may be conducted virtually. The training shall be conducted by a qualified third party, approved at least 14 days in advance by the United States, and unconnected to Defendants, their employees, agents, or Counsel.

20. Any new employees or agents hired or engaged by Defendants who will perform management or administrative duties with respect to the rental of housing at the Subject Property will attend fair housing training within thirty (30) days of the start of their employment or agency relationship. Defendants shall bear the costs associated with the training.

21. All persons required under Paragraphs 19-20 to attend training shall, within fourteen (14) days of completing the training, certify that they have participated in the educational training program, and that they understand and acknowledge their duties and responsibilities under this Agreement and the federal Fair Housing Act. Such certification shall take the form of Appendix B to this Agreement.

**e. Reporting and Recordkeeping**

22. Defendants shall notify and provide documentation to the United States of the

following events within fourteen (14) days of their occurrence:

- a. The completion of FHA training for all current employees, in accordance with Paragraphs 19 and 20;
- b. The denial of a request for a reasonable accommodation by any person at the Subject Property, including the requester's name, address, and telephone number, the date of the request, the details of the request, and the written explanation provided to the requestor for denying the request;
- c. Any conditions proposed or imposed by Defendants on a tenant or prospective tenant who keeps or requests to keep an assistance animal at the Subject Property, including the resident's name, address, and telephone number, and the details of the request and the reason(s) for any proposed conditions; and
- d. The making of any written or oral complaint against Defendants regarding discrimination on the basis of disability for failure to provide a reasonable accommodation, including a copy of the written complaint itself or a written summary of an oral complaint, and the name, address, and telephone number of the complainant. Defendants shall also promptly provide the United States with information concerning resolution of the complaint.

23. The De La Fuente Defendants shall notify and provide documentation to the United States of the following events within fourteen (14) days of their occurrence:

- a. The adoption of the Reasonable Accommodation Policy, in accordance with Paragraph 12 of this Agreement;
- b. The notification of residents about the adoption and implementation of the

Reasonable Accommodation Policy, in accordance with Paragraph 14;

- c. The posting of the Policy, in accordance with Paragraph 15;
- d. The notification of employees and agents about their obligations under the Reasonable Accommodation Policy, in accordance with Paragraph 16;

24. Defendants shall be responsible for the preparation of twice-yearly compliance reports beginning six months from the effective date of this Agreement and continuing every six months thereafter for the three (3) years following the effective date of this Agreement, except that the final report, which would otherwise be due upon expiration of this three-year period, shall be submitted sixty (60) days prior thereto . The compliance report shall include:

- a. Copies of any advertising for sale or rental by or for Defendants in newspapers, in telephone directories, on radio, on television, on the internet, or in the other media published since the effective date of this Agreement or the submission of the prior compliance report; and
- b. A list of all reasonable accommodation requests submitted to Defendants, including residents or prospective residents, since the effective date of this Agreement or the submission of the prior compliance report, including the name and contact information of the requestor, the address of the property for which the request was made, the date of the request, the nature of the request, and whether the request was granted or denied.

25. While this Agreement remains in effect, Defendants shall preserve all records relating to their obligations under this Agreement. Representatives of the United States shall be permitted, upon providing reasonable notice to Defendants, to inspect and copy at reasonable times any and all records related to Defendants' obligations under this Agreement.

**f. Relief for Complainant**

26. Within fourteen (14) days of the effective date of this Agreement or the execution of the release contemplated in the following paragraph, whichever is later, the De La Fuente Defendants shall pay the sum of **TEN THOUSAND DOLLARS (\$10,000)** and Defendant Maria Trini Menendez shall pay the sum of **TWO THOUSAND DOLLARS (\$2,000)** for a cumulative sum of **TWELVE THOUSAND DOLLARS (\$12,000)** to be divided equally between Complainants. The payment due from the De La Fuente Defendants shall each be made by two separate cashier's checks in equal amounts, with **FIVE THOUSAND DOLLARS (\$5,000)** payable to Karla Mar Fernandez-Montero and **FIVE THOUSAND DOLLARS (\$5,000)** payable to Ricardo Medina-Medina. The payment due from Defendant Maria Trini Menendez shall each be made by two separate cashier's checks in equal amounts, with **ONE THOUSAND DOLLARS (\$1,000)** payable to Karla Mar Fernandez-Montero and **ONE THOUSAND DOLLARS (\$1,000)** payable to Ricardo Medina-Medina. The cashier's checks shall be hand delivered to the United States Attorney's Office for the District of Puerto Rico, Torre Chardón, Suite 1201, 350 Carlos Chardón Street, San Juan, Puerto Rico 00918.

27. As a prerequisite to receiving payment pursuant to Paragraph 26, Complainants shall execute a general release of all claims alleged in the Complaint against Defendants. The release shall take the form of Appendix C to this Agreement. The United States shall deliver the signed release to Counsel for Defendants.

28. This Agreement does not release any claims for practices not addressed in the Complaint that may be held or are currently under investigation by any other federal or state agency or entity.

29. The payment and other consideration offered by the Defendants in exchange for the



releases contemplated herein is not and should not be deemed an admission of liability for any of the claims asserted in the Complaint or any other claims the Complainants or the United States may have against the Defendants.

## **VI. DURATION, JURISDICTION, AND SCOPE**

30. This Agreement shall be in effect for a period of three (3) years from the effective date.

31. Upon execution of this Agreement, the Parties shall jointly move the Court for dismissal with prejudice of the underlying litigation. The joint motion will also ask that the Court make this dismissal effective twenty-one (21) days from the entry of its order, so that dismissal takes effect after the monetary payment required by Paragraph 26 has been made.

32. Any time limits for performance imposed by this Agreement may be extended by mutual written agreement of the Parties. In the event that any Party requests any such extension, the other Parties shall not unreasonably withhold consent to the extent the extension is deemed reasonable.

33. For any non-compliance of this Agreement that is not subject to Paragraph 33, United States may sue for breach of this Agreement, or any provision of it, in the United States District Court for the District of Puerto Rico. In any action filed under this Paragraph, Defendants agree not to contest the exercise of personal jurisdiction over them by this Court and not to raise any challenge on the basis of venue.

34. If the United States sues for breach of this Agreement as contemplated by Paragraph 34 above, the United States may seek, and the Court may grant as relief, any or all of the following: 1) an order mandating specific performance of any term or provision in this Agreement, regardless of whether monetary relief would be adequate; 2) an award of reasonable attorneys' fees and costs incurred in bringing an action to remedy breach of this Agreement; and 3) any other relief that may be authorized by law or equity.

35. The provisions of this Agreement shall apply to Defendants, their officers, agents, employees, successors, and assigns.

36. If, at any time before the expiration of this Agreement, any De La Fuente Defendant sells or otherwise relinquishes her ownership interest and/or management responsibilities to all residential rental properties in which she has an interest to a bona-fide, independent third party in an arms-length transaction, the relevant Defendant's obligations under this Agreement shall cease.

37. If, at any time while this Agreement remains in effect, any Defendant maintains that her obligations under this Agreement have terminated or changed because she has relinquished, sold or transferred her management duties and/or ownership interest in residential rental properties in which she has an interest to a bona-fide third-party in an arms-length transaction, that Defendant shall inform the United States within thirty (30) days of such transaction and provide the date of the sale or transfer, copies of the sale or transfer documents, and the name(s) and contact information for the transferee.

38. If any transfer of interest in the Subject Property is not an arms-length transaction, the De La Fuente Defendants shall remain jointly and severally liable, along with the transferee, for any violations of this Agreement.

## **VII. EXECUTION**

39. Each Party and signatory to this Agreement represents that it freely and voluntarily enters into this Agreement without any degree of duress or compulsion.

40. This Agreement, including Appendices A-C, constitutes the complete agreement among the Parties. No prior or contemporaneous communications, oral or written, or prior drafts shall be relevant or admissible for purposes of determining the meaning of any provision herein or in any other proceeding.

41. This Agreement is governed by and shall be interpreted under the laws of the United States.

42. The undersigned represent and warrant that they are fully authorized to execute this Agreement on behalf of the persons indicated below.

43. Except where this Agreement expressly conditions or predicates performance of a duty or obligation upon the performance of a duty or obligation by another Party, the performance of one Party's duties or obligations under this Agreement shall not be discharged or excused by the actual or alleged breach of the duties and obligations by another Party.

44. This Agreement is a public document. All Parties consent to the United States' disclosure of this Agreement and information about this Agreement, to the public.

45. Should any provision of this Agreement be declared or determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this Agreement.

46. The Parties agree that they will not, individually or in combination with another, seek to have any court declare or determine that any provision of this Agreement is illegal or invalid.

47. The Parties agree that they will defend this Agreement against any challenge by any third party. In the event that this Agreement or any of its terms are challenged by a third party in a court other than the United States District Court for the District of Puerto Rico, the Parties agree that they will seek removal and/or transfer to the United States District Court for the District of Puerto Rico.

48. This Agreement may be modified only with the written consent of the Parties. Any modifications must be in writing and signed by the Parties through their authorized representatives.

### VIII. COSTS OF LITIGATION

49. All Parties shall be responsible for their own attorney's fees and costs associated with this action.

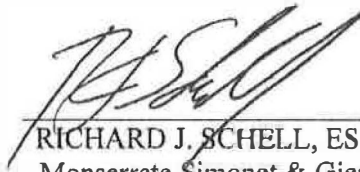
### TERMINATION OF LITIGATION HOLD

50. The Parties agree that, as of the effective date of this Agreement, litigation is not "reasonably foreseeable" concerning the matters described in the United States' Complaint. To the extent that any of the Parties previously implemented a litigation hold to preserve documents, electronically stored information (ESI), or things related to the matters described in the Complaint, they are no longer required to maintain such a litigation hold. Nothing in this Paragraph relieves any of the Parties of any other obligations imposed by this Agreement.

DATED:

July 3, 2025

BY:



RICHARD J. SCHELL, ESQ.  
Monserate Simonet & Gierbolini

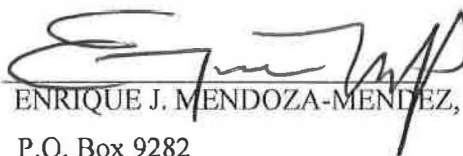
101 San Patricio, Suite 1120  
Guaynabo, PR 00968

*Attorney for Defendants Josefina De La Fuente-Mundo, Alicia Amparo De La Fuente-Mundo, and Rosalia Amparo De La Fuente-Mundo*

DATED:

July 3<sup>rd</sup> / 25

BY:



ENRIQUE J. MENDOZA-MENDEZ, ESQ.

P.O. Box 9282  
San Juan, PR 00908

*Attorney for Defendant Maria Trini-Menendez*

DATED:

July 3, 2025

BY:



**W. STEPHEN MULDROW**

United States Attorney

A handwritten signature in dark ink, appearing to read "David O. Martorani-Dale", written over a horizontal line.

David O. Martorani-Dale

Assistant United States Attorney

USDC-PR No. 226004

UNITED STATES ATTORNEY'S OFFICE

Torre Chardón, Suite 1201

350 Carlos Chardón Street

San Juan, Puerto Rico 00918

Phone Number: (787)766-5656

Email: [david.o.martorani@usdoj.gov](mailto:david.o.martorani@usdoj.gov)

## **APPENDIX A**

### **Assistance Animal Reasonable Accommodation Policy**

The Federal Fair Housing Act and other state and local fair housing laws require that housing owners and managers provide reasonable accommodations for applicants and residents who have disabilities. Josefina Amparo De La Fuente-Mundo, Alicia De La Fuente-Mundo, and/or Rosalia De La Fuente-Mundo (the “De La Fuentes”), and their employees, agents, and designees, are committed to granting reasonable accommodations when necessary to afford persons with disabilities the equal opportunity to use and enjoy a dwelling owned or operated by the De La Fuentes.

Reasonable accommodations may include waiving or varying rules or policies to allow a resident with a disability to keep an “assistance animal.” An assistance animal is an animal that does work or performs tasks for the benefit of a person with a disability or provides emotional support or other assistance that may be necessary to afford the person an equal opportunity to use and enjoy housing (“Assistance Animal”). The most common Assistance Animals are dogs, although other animals may qualify as assistance animals. Assistance Animals are not considered “pets” under our policies. We recognize the importance of Assistance Animals and are committed to ensuring that our tenants with Assistance Animals – whether owners, occupants, or renters – may keep them in their units.

If an applicant or resident with a disability requests a reasonable accommodation for an Assistance Animal, we will determine whether the animal may be necessary to afford the resident an equal opportunity to enjoy property owned or operated by the De La Fuentes. In some cases, both the disability and the necessity for the Assistance Animal are obvious – for example, a dog guiding an individual who is blind or has low vision, or a dog pulling the wheelchair of a person with a mobility disability. If this is the case, no further inquiry will be made, and we will grant the resident the accommodation unless the presence of the animal (1) imposes an undue financial and administrative burden; (2) fundamentally alters the nature of our operations; or (3) would pose a direct threat to the health and safety of other people.

In the case of an applicant or resident who requests a reasonable accommodation for an Assistance Animal and the disability of the applicant or resident and/or the necessity for the Assistance Animal is not obvious, we may require a written verification from a Health or Social

Service Professional<sup>1</sup> indicating that the applicant has a disability<sup>2</sup> and the presence of the animal may be necessary to provide the applicant or resident an equal opportunity to use and enjoy his/her apartment. In the event that an applicant or resident requests a reasonable accommodation to own more than one assistance animal, our company may ask in the verification if there is a separate disability, or separate disability related need to own more than one assistance animal for the same requesting individual.

We will not require:

- i. That the Assistance Animal have any special training or certification;
- ii. That the Assistance Animal be subject to breed or weight restrictions;
- iii. That the Assistance Animal be required to wear a vest or other insignia that identifies it as an Assistance Animal; or
- iv. That the resident pay any fee, deposit, or other charge for keeping the animal, or obtain insurance as a condition of keeping the animal.

If we seek verification of a tenant's disability and the need for an Assistance Animal, we will not:

- i. Request whether a Health or Social Service Professional would be willing to testify in a court proceeding regarding the request for accommodation;
- ii. Require the Health or Social Service Professional to provide a curriculum vitae; or
- iii. Require an interview with the Health or Social Service Professional.

In processing requests for Assistance Animals, we will take reasonable measures to protect the confidentiality of any information or documentation disclosed in connection with the requests. Such measures may include limiting access to such information to persons specifically designated to deal with requests for reasonable accommodations, who will disclose information only to the extent necessary to determine whether to grant the request, and keeping all written requests and accompanying documentation in a secure area, including the tenant file, if tenant files are kept in a secure area to which only those designated persons have access, except as otherwise required by law. We may keep in our computer records or other reports information that an animal has been approved for the household.

---

<sup>1</sup> "Health or Social Service Professional" means a person who provides medical care, therapy or counseling to persons with disabilities, including, but not limited to, doctors, physician assistants, psychiatrists, psychologists, or social workers. The Health or Social Service Professional should have personal knowledge of their patient/client – i.e., the knowledge used to diagnose, advise, counsel, treat, or provide health care or other disability-related services to their patient/client.

<sup>2</sup> Under fair housing laws, a person with a disability is defined as a person who has a physical or mental impairment that substantially limits one or more major life activities, is regarded as having such an impairment, or has a record of such an impairment.

A person with a disability may request a reasonable accommodation orally, but we may ask the person with the disability to complete or assist in completing a "Form to Request an Assistance Animal" (attached to this Policy). We will evaluate the requested accommodation regardless of whether the person completes the written form, but the person must cooperate in providing all information needed to complete the form.

If the applicant requires assistance in completing the form, the Property Manager, sale or leasing agent, or his or her designee will provide assistance or will fill out the form based on an oral request. We are using the form to record reasonable accommodation requests so that we can obtain only the information necessary to make a reasonable accommodation decision and not to obtain confidential information that we do not need to make a reasonable accommodation decision.

Once we receive the request for an assistance animal and, if applicable, additional verifying information, we will provide a response within 14 days. If a request is denied, an explanation for the denial will be included in the written notification of denial. If a person with a disability believes that a request has been denied unlawfully or that the response is delayed unreasonably, he or she may file a complaint with:

U.S. Department of Housing and Urban Development  
Office of Fair Housing and Equal Opportunity  
451 Seventh Street, SW  
Washington, DC 20410  
(800) 669-9777

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/online-complaint](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/online-complaint)

United States Attorney's Office for the District of Puerto Rico  
Torre Chardón, Suite 1201, 350 Carlos Chardón Street  
San Juan, Puerto Rico 00918  
(787)-766-5656  
Attn: David Martorani-Dale



## FORM TO REQUEST AN ASSISTANCE ANIMAL

The Federal Fair Housing Act and other state and local fair housing laws require that housing owners and managers provide reasonable accommodations for applicants and residents who have disabilities. We and our employees, agents, and designees are committed to granting reasonable accommodations when necessary to afford persons with disabilities the equal opportunity to use and enjoy a dwelling owned by the De La Fuentes.

Under fair housing laws, a person is entitled to a reasonable accommodation if he or she has a disability that is defined as a physical or mental impairment that substantially limits one or more major life activities. The person also must show that he or she may need the accommodation because of the disability. Reasonable accommodations may include waiving or varying rules or policies to allow a resident to keep an assistance animal. An assistance animal is an animal that does work or performs tasks for the benefit of a person with a disability or provides emotional support or other assistance that may be necessary to afford the person an equal opportunity to use and enjoy housing ("Assistance Animal").

If you or someone associated with you has a disability and you believe that there is a need for an Assistance Animal as a reasonable accommodation for the person with a disability to use and enjoy a dwelling unit at our property, please complete this form and return it to us. Please check all items that apply and answer all questions in Part 1 of this Form. If you have a disability that is obvious, and the need to own an assistance animal is obvious (such as a seeing eye dog), we will approve the request without seeking third-party verification.

If the disability is not obvious, or the need for an assistance animal is not obvious, we will ask that you complete Part 2 of this form identifying a health care or social service professional ("Provider") that has provided health care, therapy, or counseling to the applicant with a disability or resident seeking accommodation so that we may seek third-party verification. To ensure that this verification comes from the Provider and has not been altered or changed, Part 2 also asks for the name and address or fax number of the Provider and requests your consent to allow the Provider to answer certain questions regarding your animal request. If applicable, we will mail or fax the request to the Provider within three days of receiving this form and your consent in Part B. In most cases we will be able to respond to this request in writing within 14 days of receiving the request for an assistance animal and, if applicable, the verification from the Provider. Completion of the form by a Provider is not required for approval; the Provider may provide the information requested in another format. All information provided to us in connection with this request will be kept confidential, except as otherwise required by law. If you require assistance in completing this form, please call the management office at [telephone number] for assistance or to make an oral request for a reasonable accommodation.

**PART 1: QUESTIONS FOR REQUESTOR**

1. Do you require assistance filling out this form?

☐ Yes ☐ No

If your answer is "Yes," and you do not have someone who can assist you, please ask [name and phone number] to assist you in filling out this form.

If your answer is "No," continue on to Question No. 2.

2. Today's Date: \_\_\_\_\_

3. I am (please check one):

\_\_\_\_\_ **The person who has a disability and is requesting an Assistance Animal.** If so, continue to Question 4.

\_\_\_\_\_ **A person making a request on behalf of or assisting the person with a disability who needs an Assistance Animal.** Please fill out the information below:

Name of person filling out form: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Relationship to person needing Assistance Animal: \_\_\_\_\_

4. Name of person with a disability for whom a reasonable accommodation is being requested:

\_\_\_\_\_

Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

5. Identify the species of animal for which you are making a reasonable accommodation request, e.g., "dog," "cat":

\_\_\_\_\_

6. Provide the name and physical description (size, color, weight, any tag and/or license) of the animal for which you are making a reasonable accommodation request:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature of person making request

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of person with disability

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of minor with a disability (if applicable)

**PART 2: CONSENT AND RELEASE FOR INFORMATION**

The person named above as a person with a disability, and signing below, is an applicant or resident, or is the adult guardian of a minor child household member of an applicant/resident at:

[name of property; address and contact information of property]

By my signature below, my health care or social service professional is authorized to provide the information requested on the next page of this form about me, or about the minor child.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

If information is requested for a minor, print minor's name below

\_\_\_\_\_  
Minor's Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Provider

\_\_\_\_\_  
Address for Health or Social Service Professional

\_\_\_\_\_  
Telephone number for Health or Social Service Professional

\_\_\_\_\_  
Fax number for Health or Social Service Professional

\_\_\_\_\_  
Signature of applicant, resident, or adult guardian

## APPENDIX B

### CERTIFICATION OF FHA TRAINING AND RECEIPT OF REASONABLE

#### ACCOMMODATION POLICY

I, \_\_\_\_\_, certify that I have received a copy of the Reasonable Accommodation Policy for properties owned by Josefina Amparo De La Fuente-Mundo, Alicia De La Fuente-Mundo, and/or Rosalia De La Fuente-Mundo. I have read and understand the Policy and had an opportunity to have my questions about the Policy answered. I further certify that I attended training on the federal Fair Housing Act ("FHA"), which included training on the FHA's provisions related to reasonable accommodations, including discriminatory statements and actions prohibited by the FHA. I have had all of my questions concerning this topic answered to my satisfaction.

Name of Course & Instructor: \_\_\_\_\_

Training Date: \_\_\_\_\_ Number of hours spent taking the course: \_\_\_\_\_

\_\_\_\_\_  
Signature


\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

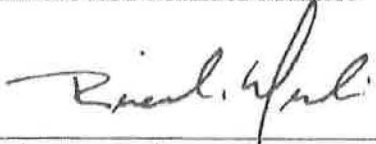
**APPENDIX C**  
**Release**

In consideration of the Settlement Agreement entered in *United States of America v. Menendez, et al.*, Civil Action No. 22-CV-1261 (D.P.R.) (the "action") and of the payment of the total sum of \$12,000 to us pursuant to that Settlement Agreement, we, Karla Mar Fernandez-Montero and Ricardo Medina-Medina, hereby release Josefina Amparo De La Fuente-Mundo, Alicia De La Fuente-Mundo, Rosalia De La Fuente-Mundo, and Maria Trini Menendez and their subsidiaries, affiliates, officers, directors, shareholders, members, agents, employees, successors and assigns (the "Released Parties") from any and all liability for any claims, legal or equitable, Rwe may have against the Released Parties arising out of all claims alleged in the Complaint as of the date of the entry of the Settlement Agreement. We hereby acknowledge that we have read and understand this release and have executed it freely and voluntarily and with full knowledge of its legal consequences.

Dated: 7/1/2025

  
\_\_\_\_\_  
Karla Mar Fernandez-Montero

Dated: 7/1/2025

  
\_\_\_\_\_  
Ricardo Medina-Medina