

Koch Settlement Administrator
c/o RG 2 Claims Administration
PO Box 59479
Philadelphia, Pa 19102-9479

First
Class
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Legal Notice
KOCH V. GRIFFIS

**ATTENTION! If You Lived At a
Griffis Residential Property And
Paid Late Fees, Notice Fees, or Valet
Trash Fees, You May Be Part of a
Class Action Settlement
Learn More At:
www.rg2claims.com/Koch.html**



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Class Member ID: ABC-1234567-8

First Last
Address1
Address2
City, State, Zip Code

A Settlement has been reached in a class action lawsuit alleging that Griffis violated Colorado law when it charged its tenants various fees, including Valet Trash Fees, Late Fees, and Notice Fees. The Court has not determined who is right, and The parties have settled their dispute.

How Do I Know if I am a Class Member? You are a Settlement Class Member if you appear on the list of Persons who Griffis has identified as meeting the definitions of either of the Class or Subclass certified by the Court, which are:

Class: “All persons in the State of Colorado who (1) from the date three years prior to the filing of the Complaint through date notice is sent to the Class; (2) leased a residence from Defendant using Defendant’s Form Lease; (3) who Griffis caused to be charged the Notice Fee or the Late Fee” and

Subclass: “All persons in the State of Colorado who (1) from the date three years prior to the filing of the Complaint through date of notice is sent to the Class; (2) leased a residence from Defendant using Defendant’s Form Lease; (3) who Griffis caused to be charged the Trash Valet Fee in an amount of \$42.00 from August 2018 to April 2020 and \$30.00 from May 2020 through June 2021.”

What does the Settlement Provide? Griffis has agreed to pay \$599,740 into a Settlement Fund to pay each Settlement Class Member who does not request to be excluded their share of the Settlement Fund after deducting the costs of any court approved charges for notice and administration attorneys’ fees, the Incentive Award, and any award of reasonable attorneys’ fees and expenses (known as the Net Settlement Fund). Class Members who do not opt out shall each be due their pro-rata share of 86.63% of the Net Settlement Fund. Subclass Members who do not opt out shall each be due their pro-rata share of 13.44% of the Net Settlement Fund.

How do I receive money? There is no claims process in this settlement. Every Settlement Class Member who does not opt-out will receive their share of the Net Settlement Fund as described above.

What are my other Options? If you do not want to be legally bound by the Settlement, you must exclude yourself by **January 28, 2025**. If you do not exclude yourself, you will release your claims against Griffis as more fully described in the Settlement Agreement. If you stay in the Settlement, you may object to it by **January 28, 2025**. The Detailed Notice available at the website listed below explains how to exclude yourself or object. The Court is scheduled to hold a hearing on **February 14, 2025** to consider whether to approve the Settlement, Class Counsel’s request for reasonable attorneys’ fees and expenses, and the service award for the Class Representative. The motion for attorneys’ fees and costs will be posted on the website after it is filed. You can appear at the hearing, but you do not have to. You can hire your own attorney, at your own expense, to appear or speak for you at the hearing, but again you do not have to.

For more information, visit www.rg2claims.com/Koch.html or call 1-866-742-4955.