

Fr: JV Property Management

Fr: James Engel

Date: April 20, 2020

Ref: Covid19 and May Rent Collections

Dear Valued Tenant,

I hope this letter finds you and your loved ones healthy and safe at home. I want to take this opportunity to reach out to you, primarily to make sure that you are well, and secondly to give you information and resources related to the COVID-19/Coronavirus Pandemic that we are all currently navigating together.

As a courtesy, I would like to share with you the current guidelines for the City of Los Angeles, as it relates to residential rent payments during the COVID-19 Pandemic:

- Tenants are still obligated to pay rent.
- If these circumstances apply to you, you may qualify to DEFER your rent payment:
 1. Loss of income due to workplace closure or reduced hours due to COVID-19
 2. Loss of income or childcare expenditures due to school closures
 3. Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19
 4. Reasonable expenditures stemming from government ordered emergency measures
- Tenants will have up to twelve (12) months following the expiration of the local emergency to repay any unpaid rent.

If you foresee that you are unable to pay rent on time, please notify us within one week of this letter. You will need to provide thorough documentation, such as a letter from your employer citing COVID-19 as a reason for termination or reduced work hours, or employer paycheck stubs, medical bills, etc. It is requested that you provide the most recent three months of your bank statements showing that your accounts are insufficient to pay the rent. For more information on this emergency order, please visit the LA Housing Department's website at: <https://hcidla.lacity.org/covid-19-eviction-moratorium>

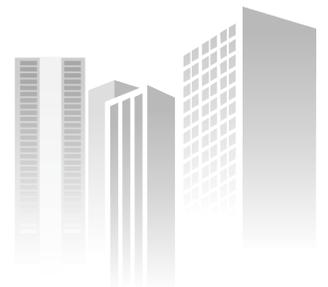
Additionally, we would like to share some resources with you that you might find helpful.

1. For information on how to schedule a COVID-19 test, please visit: <https://lacovidprod.service-now.com/rrs>
2. For information on unemployment insurance and disability insurance as it relates to COVID-19 , please visit: https://www.edd.ca.gov/about_edd/coronavirus-2019.htm
3. LAUSD opened Grab & Go Food Centers across Los Angeles, providing families 60 sites where they can pick up food for their children. To see the list of centers, please visit: <https://achieve.lausd.net/resources>

Finally, please be aware that Mayor Garcetti has implemented a [“Safer at Home” emergency order](#) — ordering all residents of the City of Los Angeles to stay inside their residences, and immediately limit all movement outside of their homes beyond what is absolutely necessary to take care of essential needs. The Order is currently set to expire on April 19, 2020. The duration can be either shortened or extended by the Mayor. Please visit <https://corona-virus.la/faq> for more information on the “Safer at Home” order.

If you need to contact me, 1st enter a ticket on the portal at <https://jv213.com>, or text me (with building address and unit number clearly stated) at 424-330-2769 or email me at Eduardo@jvmanage.com

Sincerely,
James Engel, CEO
<https://jv213.com>





NOTICE RE: CITY OF LOS ANGELES EVICTION MORATORIUM ORDINANCE

(City of Los Angeles Only)

www.aagla.org

Apt No.: _____

TENANT(s) / RENTER(s): _____

PREMISES: _____
(Street Address) (City) (Zip Code)

ATTENTION TENANT(s) / RENTER(s): On March 27, 2020, the City of Los Angeles passed an Ordinance ("Eviction Moratorium Ordinance") amending Section 49.99.2. of the City of Los Angeles Municipal Code, "PROHIBITION ON RESIDENTIAL EVICTIONS." The provisions of the Eviction Moratorium Ordinance are as follows:

No Owner / Agent shall evict a residential Tenant(s) / Renter(s) for non-payment of rent during the Local Emergency Period if the tenant is unable to pay rent due to circumstances related to the COVID-19 pandemic. These circumstances include loss of income due to a COVID-19 related workplace closure, child care expenditures due to school closures, health-care expenses related to being ill with COVID-19 or caring for a member of the tenant's household or family who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures.

Tenant(s) / Renter(s) shall have up to 12 months following the expiration of the Local Emergency Period to repay any past due rent. Tenants may use the protections afforded in this section as an affirmative defense in an unlawful detainer action. Nothing in this article eliminates any obligation to pay lawfully charged rent. However, the tenant and Owner may, prior to the expiration of the Local Emergency Period or within 90 days of the first missed rent payment, whichever comes first, mutually agree to a plan for repayment of unpaid rent selected from options promulgated by the Housing and Community Investment Department for that purpose.

No Owner / Agent shall exercise a No-fault Eviction during the Local Emergency Period.

No Owner / Agent shall exercise an eviction during the Local Emergency Period based on the presence of unauthorized occupants, pets or nuisance related to COVID19. D. No Owner shall charge interest or a late fee on rent not paid under the provisions of this article.

An Owner / Agent shall give written notice of the protections afforded by this article with 30 days of its effective date. Failure to provide notice may result in penalties.

HARDSHIP REQUEST DUE TO COVID-19: In the event your income or expenses have been substantially adversely impacted by the COVID-19 pandemic, and you believe that you may have difficulty paying some or all of your rent as it comes due, please complete and return to Owner / Agent the attached "RENT DEFERRAL REQUEST FORM." **PLEASE KEEP IN MIND THAT UNEMPLOYMENT BENEFITS SUPPLEMENTED BY THE FEDERAL GOVERNMENT ALONG WITH OTHER FEDERALLY SUBSIDIZED FINANCIAL BENEFITS MAY BE AVAILABLE TO ASSIST YOU WITH PAYING YOUR RENT.**

DATED: _____, 20_____

(Owner / Agent)



RENT DEFERRAL REQUEST FORM

www.aagla.org

Apt No.: _____

RENTER(s): _____

PREMISES: _____
(Street Address) (City) (Zip Code)

Tenant(s) / Renter(s) hereby represent that due to substantial, adverse financial hardship associated with the COVID-19 (Coronavirus) pandemic, I / we are unable to pay all or a portion of our rent that will be or was due on _____, 20_____. The COVID-19 pandemic has caused substantial, adverse financial hardship to me / us due to the following reason(s):

_____ *Termination of Employment* _____ *Temporary Lay-Off*

_____ *Reduction of Work Hours* _____ *Medical Expenses* _____ *Child Care*

_____ *I / We Can Make Partial Monthly Payments in the Amount of: \$ _____*

Owner / Agent reserves the right to request verification of financial hardship due to COVID-19, which Tenant(s) / Renter(s) shall provide if requested. I / we understand that any deferment of rent does not in any way forgive the rent this is now due or that becomes due in the future. In the event that Owner / Agent agrees to defer any rent now or in the future due, such accommodation shall be documented in a separate Addendum to the Lease or Rental Agreement.

I/ we declare under penalty of perjury, the information contained in this Rent Deferral Request Form is true and correct.

DATED: _____, 20_____
_____ *(Tenant / Renter)*

DATED: _____, 20_____
_____ *(Tenant / Renter)*