

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

If you are eighteen years of age or older, then a proposed class action settlement may affect your rights

A federal court authorized this notice. This is not a solicitation from a lawyer. You are not being sued.

- There is a proposed settlement in two consolidated class action lawsuits entitled Stokes v. RealPage, Inc., Case No. 2:15-cv-01520-JP, and Jenkins v. RealPage, Inc., Case No. 2:15-cv-03894-JP, that claim that RealPage, Inc. (“RealPage”) violated the Fair Credit Reporting Act (“FCRA”) by (i) providing certain consumer file disclosures containing criminal records which did not include the identity of the public record vendor which had retrieved the criminal record(s) listed in the report, and (ii) providing certain consumer report disclosures that included a chart that failed to provide the full address and phone number for every agency responsible for enforcing the FCRA. RealPage maintains that it has not done anything wrong.
- You are included in the proposed settlement as a “Source Settlement Class Member” if, from November 5, 2012 through August 3, 2017, RealPage provided you with a consumer file disclosure containing a criminal record that did not include the identity of the public record vendor which had retrieved the criminal record.
- You are included in the proposed settlement as a “Chart Settlement Class Member” if, from November 5, 2012 through August 3, 2017, RealPage provided you with a file disclosure that included a chart that failed to provide the full address and phone number for every agency responsible for enforcing any provision of the FCRA.
- **Whether you act or not, your legal rights are affected by the proposed settlement. Your rights and options – and the deadlines to exercise them – are explained in this notice. Please read this notice carefully in its entirety.**

YOUR LEGAL RIGHTS AND OPTIONS IN THIS PROPOSED SETTLEMENT		
Your Rights and Options	What to Do	Deadlines to Do It
Object to the Settlement	Write to the Court about why you do not like the proposed settlement; for more information regarding objecting, please read Section 14 below.	Must be filed with the Court by December 5, 2017
Opt Out of the Settlement	Write to the Settlement administrator stating that you do not wish to participate in the proposed settlement; for more information regarding opting out, please read Section 11 below.	Postmarked on or before January 6, 2018
Go to a Hearing	Write to ask to speak in Court about the fairness of the proposed settlement; for more information, please read Sections 15-17 below.	Must be filed with the Court by December 5, 2017
Do Nothing	You are not required to take any action to receive the benefits of the proposed settlement – if the proposed settlement is finally approved, then you will be bound by the Court’s final judgment and the release of claims as explained in Sections 8-10 below and in the Settlement Agreement.	None

Questions -- call toll-free (833) 404-4962 or visit www.leasingdesksettlement.com
 Para una notificación en Español, llamar o visitar nuestro sitio web

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BASIC INFORMATION

1. Does this Notice apply to me?

There are two separate settlement classes or groups covered by this notice: (1) the Source Settlement Class, and (2) the Chart Settlement Class. If, from November 5, 2012 through August 3, 2017, RealPage provided you with a consumer file disclosure containing a criminal record which did not include the identity of the public record vendor which had retrieved the criminal record listed in the report, then you are included in this settlement as a “Source Settlement Class Member.” If, from November 5, 2012 through August 3, 2017, RealPage provided you with a file disclosure that included a chart that failed to provide the full address and phone number for every agency responsible for enforcing any provision of the FCRA, then you are included in this settlement as a “Chart Settlement Class Member.”

This notice informs you about the proposed settlement and your rights. Before any final judgment is entered, the Court will have a hearing to decide whether to approve the settlement. The proposed settlement will be finally approved after any objections or appeals are resolved. If the proposed settlement is finally approved, then you will benefit from the relief provided by the proposed settlement. Once the proposed settlement is final, you will also be bound by the release and other provisions of the proposed settlement.

This notice is only a summary of the proposed settlement. More details about the proposed settlement, the date when appeals are no longer allowed and the settlement is final, deadlines for certain actions and your options are available in a longer document called the Settlement Agreement. You can get a copy of the Settlement Agreement by visiting www.leasingdesksettlement.com.

The consolidated class action lawsuits are known as Stokes v. RealPage, Inc., Case No. 2:15-cv-01520-JP, and Jenkins v. RealPage, Inc., Case No. 2:15-cv-03894-JP, both of which are pending in the United States District Court for the Eastern District of Pennsylvania. The judge hearing the case is Judge John R. Padova. The individuals who sued are called Plaintiffs and the company that they sued is called the Defendant. Plaintiffs are James Jenkins and Helen Stokes. The Defendant is RealPage, Inc.

2. What is this lawsuit about?

The lawsuit alleges that RealPage violated the Fair Credit Reporting Act (“FCRA”) by (i) providing consumer file disclosures containing criminal records which did not include the identity of the public record vendor which had retrieved the criminal record(s) listed in the report, and (ii) providing certain consumer report disclosures that included a chart that failed to provide the full address and phone number for every agency responsible for enforcing a federal law. The Court has not decided whether either side is right or wrong. Instead, both sides agreed to the settlement to resolve the case and provide benefits to consumers.

3. Why is this a class action?

Class actions seek to bring similar claims in one case in one court. In a class action, the plaintiffs who bring the case are called the Class Representatives or Named Plaintiffs. They have their names listed in the title of the case. They sue on behalf of people who have similar claims – called the Class or Class Members – which in this case includes you. The Class Representatives here filed this case as a proposed class action. When the parties reached this proposed settlement, the Court had not decided whether the case could be a class action.

As part of the proposed settlement, the Defendant agreed to allow the case to be a class action under Federal Rule of Civil Procedure 23(b)(3), but only for settlement purposes. The Court certified a tentative class action for settlement purposes only. If the proposed settlement is not finally approved, then the Court may later determine if the case may proceed as a class action.

4. Why is there a proposed settlement?

The Court has not decided which side is right or wrong in this case. Instead, both sides agreed to a nationwide class-action settlement to avoid the costs and risks of a lengthy trial and appeals process.

In an attempt to settle the matter, the Plaintiffs and Defendant participated in something called mediation. This is a formal way parties get together to see if they can resolve disputes with the help of a court-approved professional, called a mediator. From July 2016 through February 2017, an experienced mediator conducted lengthy sessions with the parties; the negotiations were difficult and contentious. The Class Representatives and the lawyers representing the Class believe the proposed settlement is best for all Class Members. The Court in charge of this lawsuit has granted preliminary approval of this proposed settlement.

WHO IS IN THE PROPOSED SETTLEMENT?

5. How do I know if I am part of the proposed settlement?

You are covered under the Settlement Agreement as a “Source Settlement Class Member” if, from November 5, 2012 through August 3, 2017, RealPage provided you with a consumer file disclosure containing a criminal record which did not include the identity of the public record vendor which had retrieved the criminal record. The Court has decided that everyone who fits the following description is a Source Settlement Class Member:

All persons residing in the United States of America (including its territories and Puerto Rico) who, from November 5, 2012, through the date when the Court enters its Preliminary Approval Order, made a request pursuant to Section 609(a) of the FCRA [15 U.S.C. § 1681g(a)] for a file copy, and received a disclosure containing a criminal record in their file which did not include the identity of the public record vendor which had retrieved the criminal record(s) included in their file disclosure.

You are covered under the Settlement Agreement as a “Chart Settlement Class Member” if, from November 5, 2012 through August 3, 2017, RealPage provided you with a file disclosure that included a chart that failed to provide the full address and phone number for every agency responsible for enforcing any provision of the FCRA. The Court has decided that everyone who fits the following description is a Chart Settlement Class Member:

All persons residing in the United States of America (including its territories and Puerto Rico) who, from November 5, 2012 through the date when the Court enters its Preliminary Approval Order, requested a copy of their consumer report from Defendant, and received with the disclosure a chart that failed to provide the full address and phone number for every agency responsible for enforcing any provision of the FCRA.

6. Are there exceptions to being included?

Plaintiffs’ and RealPage’s attorneys are excluded from the Class. Any presiding judge in the action and their staff, and all members of their immediate family are also excluded from the Class.

7. What if I am not sure whether I am included in the Class?

You have been identified as a class member based on the business records maintained by RealPage. If you are still not sure whether you are included in the Class, then you can call toll-free 1-833-404-4962 or visit www.leasingdesksettlement.com for more information.

THE PROPOSED SETTLEMENT BENEFITS

8. What benefits does the proposed settlement provide?

The proposed settlement benefits vary for each settlement class and may include monetary and/or injunctive relief. An injunction occurs when a court orders a person to do or not to do something. In particular, the Settlement provides for the following benefits.

Source Settlement Class: The Settlement establishes a \$936,200 Settlement Fund for payments to Source Settlement Class Members and for attorneys' fees and costs. The amount of the award received by Source Settlement Class Members will depend on the number of individuals that remain in the Class. The parties estimate that the award to individual Class Members will be about \$200. The proposed Settlement also provides that RealPage will disclose the name of the vendor that retrieved any criminal record information in a consumer's file when it receives such a consumer file request.

Chart Settlement Class: The Settlement provides that RealPage shall provide the complete chart of federal agencies responsible for enforcing any provision of the FCRA, including the address and any appropriate phone number of each agency on the Settlement Website located at www.leasingdesksettlement.com. There will be no monetary recovery for Chart Settlement Class Members.

No Class Members will have to pay or buy anything to benefit from the relief provided by the Settlement Agreement.

9. When will the proposed settlement go into effect?

The Court will hold a final approval hearing on February 6, 2018, to decide whether to approve the settlement. Even if the Court approves the proposed settlement, there could be appeals to the Court's decision. The time for an appeal varies, and could take more than a year.

The date when all appeals are completed, and the proposed settlement becomes final is called the Effective Date. You can visit the settlement website at www.leasingdesksettlement.com after February 6, 2018 to check on the progress of the Court-approval process and the Effective Date. Members of the Source Settlement Class will not receive any payment until after the Effective Date. Please be patient.

The proposed settlement will go into effect on the Effective Date. The injunctive-relief procedures will remain in effect for two years from the Effective Date.

10. How does the proposed settlement affect my rights?

In general terms, if the proposed settlement is finally approved by the Court, then you will be giving up the right to file a lawsuit against the Defendant or its related companies for statutory or punitive damages for certain claims under the FCRA or any similar state statutes. Specifically, if you are a Source Settlement Class Member, you will release any claims relating to the file disclosure RealPage provided to you that were asserted or could have been asserted on your behalf in the lawsuit. If you are a Chart Settlement Class Member, you will release any claims relating to the summary of rights included with the file disclosure RealPage provided to you that were asserted or could have been asserted on your behalf in the lawsuit.

The precise terms of the dismissal and release are explained in the Settlement Agreement, which you can view on the settlement website, www.leasingdesksettlement.com.

The Court's order will apply to you even if you object to the settlement or have any other claim, lawsuit, or proceeding pending against the Defendant. If you have any questions about the release, then you should visit www.leasingdesksettlement.com for more information or consult with a lawyer. See Section 12 below for more information regarding your options in seeking legal advice concerning the settlement.

11. Can I choose not to be in the proposed settlement?

Yes. You have the opportunity to opt out of the Settlement by submitting a written Request for Exclusion to Leasing Desk Settlement Attn: Exclusions at P.O. Box 23648, Jacksonville, FL 32241-3650, postmarked no later than thirty (30) days before the Final Approval Hearing in this action or January 6, 2018. To be valid, a Request for Exclusion must be signed by you and must include: (i) your name, address and telephone number; (ii) and a statement substantially to the effect that: "I request to be excluded from the [INSERT YOUR SETTLEMENT CLASS] in Stokes v. RealPage, Inc., Case No. 2:15-cv-01520-JP, United States District Court, Eastern District of Pennsylvania." Notwithstanding the foregoing, no person within the either of Settlement Class may submit a Request for Exclusion for any other person in a Settlement Class.

If you timely submit a valid Request for Exclusion, you will exclude yourself from your respective Settlement Class and will not receive any benefits of the settlement and will not be bound by further orders or judgments in the Action as it relates to your respective Settlement Class. You will preserve your ability to independently pursue, at your own expense, any individual, non-class, non-representative claims that you claim to have against Defendant. In the event of ambiguity as to whether you have requested to be excluded, you will be deemed not to have requested exclusion from the Settlement. No person who has opted out of the Settlement may object to any part of the Settlement Agreement.

THE LAWYERS REPRESENTING YOU**12. Do I have a lawyer in this case?**

Yes. The Court approved the following individuals to represent you and other Class Members:

- Kristi C. Kelly of Kelly & Crandall PLC in Fairfax, Virginia;
- James Arthur Francis of Francis & Mailman PC in Philadelphia, Pennsylvania;
- Sharon M. Dietrich of Community Legal Services in Philadelphia, Pennsylvania; and
- Matthew James Erasquin of Consumer Litigation Associates, P.C., in Newport News, Virginia.

The Court has appointed these lawyers as Class Counsel.

You will not be charged for these lawyers. You may hire your own attorney, if you so choose, but you will be personally responsible for your attorney's fees and expenses.

13. How will the lawyers be paid? What will the Class Representatives receive?

Class Counsel will request that the Court award attorneys' fees and expenses in an amount not to exceed one-third of the settlement funds, for the time and effort they have spent on this case. If the Court approves the award of attorneys' fees and expenses, then Class Counsel will receive the Court-approved amounts after the Effective Date.

Any approved amount of attorneys' fees and expenses will be paid from the settlement funds, and no Class Member will owe or pay anything directly for the attorneys' fees and expenses of Class Counsel.

OBJECTING TO THE PROPOSED SETTLEMENT**14. How do I tell the Court if I do not agree with the proposed settlement?**

If you are a Class Member, then you can object to the proposed settlement if you do not like any part of it. You can give reasons why you think the Court should not approve it. The Court will consider your views.

To object to this Settlement Agreement, you must file your objection in writing with the Court no later than sixty (60) days after mailing of the Notice of this Settlement. You must also provide a copy of your objection to all counsel in this action and the Settlement Administrator (Leasing Desk Settlement, Attn: Objections, identified above). The objection must include the following: (1) your full name, address and current telephone number, (2) the name and telephone number of your counsel, if you are represented by an attorney, (3) all objections and the basis for any such objections stated with specificity, (4) the identity of any witnesses you may call to testify, (5) a listing of all exhibits you intend to introduce into evidence at the Final Approval Hearing, if any, as well as true and correct copies of all exhibits, and (6) a statement of whether you intend to appear at the Final Approval Hearing, either with or without counsel. If you fail to timely file and serve a written objection, you shall not be permitted to object to the approval of the Settlement or Settlement Agreement and shall be foreclosed from seeking any review of the Settlement or the terms of the Settlement Agreement by appeal or other means.

You will not be permitted to object to the Settlement or the Settlement Agreement if you decide to exclude yourself as discussed in Section 11.

THE COURT'S FINAL APPROVAL HEARING

15. When and where will the Court decide whether to finally approve the proposed settlement?

The Court will hold a final approval hearing to decide whether to approve the proposed settlement. You may attend and you may ask to speak, but you do not have to do either one.

The final approval hearing will be on February 6, 2018, at 10:30 a.m., before Judge Padova, in the United States District Court for the Eastern District of Pennsylvania, in Courtroom 17-B.

At this hearing, the Court will consider whether the proposed settlement is fair, reasonable, and adequate. The Court will consider all timely and proper objections. The Court will listen to people who have asked for permission to speak at the hearing and complied with the other requirements for objections explained in Section 14.

The Court may also decide how much to award Class Counsel and the Class Representatives. After the hearing, the Court will decide whether to finally approve the proposed settlement. There may be appeals after that. We do not know how long these decisions will take.

The Court may change the date of the final approval hearing without further notice to the Class. You should check the website, www.leasingdesksettlement.com, after September 1, 2017 to check on the hearing date, the court-approval process, and the Effective Date.

16. Do I have to come to the hearing?

No. Class Counsel will answer any questions the Court may have. However, you are welcome to come at your own expense. You may also pay your own lawyer to attend, but it is not necessary. If you want to have a lawyer appear on your behalf at the final approval hearing, then your lawyer must enter a written notice of appearance with the Court no later than December 5, 2017, and must comply with all the requirements explained in Section 14.

If you send an objection, then you do not have to come to Court to talk about it. As long as you mailed your written objection on time and complied with the other requirements for a proper objection, the Court will consider it.

17. May I speak at the hearing?

You or your lawyer may ask the Court for permission to speak at the final approval hearing. To do so, you must tell the Court in your objection letter that you or your lawyer would like to speak at the hearing. You must also comply with all the requirements explained in Section 14.

You cannot speak at the hearing if you do not comply with this procedure.

IF YOU DO NOTHING

18. What happens if I do nothing at all?

You are not required to do anything to get the benefit of the Settlement. If the Court approves the proposed settlement, then you will be bound by the Court's final judgment and the release of claims explained in Section 10 above and in the Settlement Agreement.

GETTING MORE INFORMATION

19. How do I get more information?

This notice is only a summary of the proposed settlement. More details about the proposed settlement, the date when appeals are no longer allowed and the settlement is final, deadlines for certain actions, and your options are available in a longer document called the Settlement Agreement.

You can get a copy of the Settlement Agreement by visiting www.leasingdesksettlement.com. The website also contains answers to common questions about the proposed settlement, plus other information to help you determine whether you are a Class Member. In addition, some of the key documents in the case will be posted on the website.

You can also write to Class Counsel at the addresses listed above.

DO NOT ADDRESS ANY QUESTIONS ABOUT THE SETTLEMENT OR THE LITIGATION TO THE CLERK OF THE COURT, THE JUDGE, REALPAGE OR REALPAGE'S COUNSEL. THEY ARE NOT PERMITTED TO ANSWER YOUR QUESTIONS.