



November 27th, 2017

Dear Resident of Mariposa Townhomes,

I write this letter with a heaviness of heart.

Today, you will receive official notice that your rents will increase substantially beginning March 1st, 2018.

As the president of the Property Management company that represents the new owner of the Mariposa Townhomes, it is our responsibility and job to inform you of the changes that will occur. Even though we do not own the property, we do understand the difficulty that comes with rent increases. Although ultimately, it's your decision to remain at Mariposa or to move on, it is our intention to support you in that choice.

We set a few practices in place to assist during this time:

- We hired a capable and caring person, Matt Stranahan, to help determine your immediate needs and to offer solutions. Matt will be living at Mariposa as the On-Site Manager as well, to be there when you need him. Feel free to reach out to Matt during regular business hours at his office or by phone: 541.951.1632 or email at: mariposa97504@gmail.com
- If you decide to move from Mariposa, Matt will assist by doing what he (and we) can to find available housing for you in our area. He will research available properties, reach out to other property managers, and connect with the Jackson County Housing Authority to locate upcoming vacancies that could be right for you. This will be handled on an individual basis.
- If you choose to relocate to another CPM property, we will waive any application fees.
- CPM will return your deposit within 48 hours of vacating the apartments, instead of what normally would be up to four-weeks. (Charges for damages will still apply)
- Finally, Matt and I will be in daily contact to discuss your needs, concerns, and grievances so that we can do everything possible to help.

Please understand, we're committed to helping your through this time. Although, the truth is we are just the property management company that manages Mariposa Townhomes for the property owner. In other words, we are the messenger delivering the message, and the property owner *is* within his rights to purchase a property like Mariposa Townhomes, with rental rates below market value, and raise those rates.

Please reach out to Matt either by phone, email or stopping by his office and share your needs, and let us see what we can do to help.

Regards,

David Wright
President of CPM Real Estate Services