

THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE

**If You Paid a Tenant Screening Fee to Coast Property Management
Between April, 28, 2017, and February 10, 2023,
You May Be Entitled to Benefits Under a Class Action Settlement.**

The Spokane County Superior Court authorized this Notice.

This is not a solicitation from a lawyer.

- A proposed settlement of a class action lawsuit relates to allegations that Hoban & Associates, LLC, a Washington limited liability company d/b/a Coast Property Management, Coast Screening Services, Coast Collection Services, Coast Management Company, Inc. (CMC), and/or Canyon Bluffs Investors VII-1, LLC, (hereafter collectively referred to as “Defendant”), obtained information on prospective tenants and charged them a tenant screening fee without first providing them with required disclosures in violation of state law. The case is known as *Ulises Lopez v. Hoban & Associates, LLC, dba Coast Property Management, No. 20-2-01929-32 (Superior Court of the State of Washington for the County of Spokane)* (Superior Court of the State of Washington for the County of Spokane) (“Action”).
- The Court did not determine that the Defendant violated RCW 59.18.257 and did not determine an award of damages (if any) that would be due to each Class Member. Instead, this settlement was reached between the parties, anticipating a payment to each participating Class Member of \$27.56. The Defendant denies all allegations of wrongdoing in the lawsuit. The Defendant claims it has abided by all state and federal laws, and that the Action is not well grounded in law or fact. As part of the proposed settlement, the Defendant does not admit any wrongdoing, maintains its compliance with the law, and continues to deny the allegations against it.
- The proposed settlement provides for a \$1,400,000 Settlement fund for Settlement Class Members (persons who qualify under the definition of the class) who do not timely exclude themselves from the Settlement. The fund will also be used to pay the costs and expenses of settlement administration, an incentive award to the Plaintiff, and Class Counsel’s attorneys’ fees and costs.
- Your legal rights are affected whether you act or don’t act. Please read this notice carefully.

YOUR LEGAL RIGHTS AND OPTIONS IN THIS SETTLEMENT:		DEADLINE
DO NOTHING	You will receive payment under the settlement and will be giving up your rights to assert any claims about the legal claims in the case against Defendant.	No Deadline
EXCLUDE YOURSELF	Get no payment under the settlement. This is the only option that allows you to be part of any other lawsuit against Defendant about the legal claims in the case.	May 15, 2026

OBJECT	Write to the Court and the Parties' Counsel about why you don't like the settlement. You can do this only if you don't exclude yourself.	May 15, 2026
GO TO THE HEARING	Ask to speak in Court about the fairness of the settlement. You can do this only if you don't exclude yourself.	June 26, 2026

- This Notice explains these rights and options—**and the deadlines to exercise them.**
- The Court must decide whether to approve the settlement as part of the process described in this Notice. Payments will be sent only if the Court approves the settlement.

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Basic Information

1. Why did I get a Notice?

You received a notice if the Defendant's records show that you are a class member. The email or postcard notice referred you to an informational website, which included this more detailed Notice.

The Court ordered that a Notice be sent to you because you have a right to know about a proposed settlement of the class action against Defendant and about your options before the Court decides whether to approve the settlement. If the Court approves it and you do not opt out of the Settlement, an administrator appointed by the Court will provide the Payment that the Settlement allows.

This Notice explains the lawsuit, the Settlement, your legal rights, what benefits are available, who is eligible for them, and how to get them. Please read this Notice carefully.

The Spokane County Superior Court has jurisdiction over this proposed Settlement. The person who sued is called the Plaintiff, and the company he sued is called the Defendant.

2. What is the lawsuit about?

The Plaintiff filed a proposed class action lawsuit (the "Action") against the Defendant.

In the Action, the Plaintiff claimed, among other things, that the Defendant collected information on prospective tenants without first providing required disclosures to them, in violation of Washington State law. The Court did not determine if Defendant violated RCW 59.18.257. The Court also did not determine the award of damages that would be due to each Class Member. The Defendant claims it has abided by all state and federal laws. As part of the proposed settlement, the Defendant does not admit any wrongdoing, maintains its compliance with the law, and continues to deny the allegations against it.

3. Why is this a class action?

In a class action, one or more people, called Class Representatives, sue on behalf of people who have similar claims. In this case, the Class Representative is Ulises Lopez. One court resolves the issues for all Class Members, except those who exclude themselves from the Class. The Honorable Jacquelyn High-Edward for the Spokane Superior Court for the State of Washington has jurisdiction over the case in which the parties have submitted this settlement for approval.

4. Why is there a settlement?

The Court did not decide liability in favor of the Plaintiff, and it did not determine the award of damages due to each Class Member. To avoid the cost, uncertainty, and delay of going to trial on damages, the parties agreed to this settlement, which anticipates paying each participating Class Member \$27.56. The Class Representative and his attorneys think the Settlement is best for the Class Members.

QUESTIONS? Visit www.HobanCoastSettlement.com

Who Is in the Settlement?

If you received this notice, you are eligible to receive a Claim Payment and otherwise benefit from this settlement.

5. Why am I part of the settlement?

Pursuant to the Defendant's records, you are a Class Member because you fit the following description:

- (1) from April 28, 2017, to February 10, 2023, you applied to rent at any property in the State of Washington, where the rental property on the date of application was owned or managed by Defendant, or where Defendant was a "landlord" of the property, as defined by RCW 59.18.030(16);
- (2) you paid a tenant screening fee to Defendant, or its affiliates;
- (3) were screened by RealPage, Inc, d/b/a On-Site ("On-Site"); and
- (4) you did not receive all of the prospective tenant screening disclosures required by RCW 59.18.257.

6. Who is not included in the Class?

The Class does *not* include the Defendant, any person or entity that has a controlling interest in the Defendant, the Defendant's current or former directors and officers, as well as the parties' counsel and their immediate families, and the Court. The Class also does not include any persons who validly request exclusion from the Class.

7. I'm still not sure if I am included.

If you are still not sure whether you are included, you can visit the Settlement Website, www.HobanCoastSettlement.com, for more information.

The Settlement Benefits—What You Can Get

8. What does the settlement provide?

The Defendant has agreed to pay a total settlement amount of \$1,400,000, which will be used to create a Settlement Fund to pay cash awards to Settlement Class Members who do not timely exclude themselves from the Settlement; pay Class Counsel's attorneys' fees and costs; pay an incentive award to the Plaintiff; and pay costs and expenses of settlement administration. Each Class Member is expected to receive approximately \$27.56.

The Settlement Administrator will determine whether you are a Settlement Class Member or have validly excluded yourself.

QUESTIONS? Visit www.HobanCoastSettlement.com

How You Can Receive a Claim Payment

9. How can I receive a payment?

If you receive this notice and do not validly exclude yourself from the Settlement Class by the Opt-Out/Exclusion Deadline of May 15, 2026, you are eligible to receive payment. The Court will hold a hearing on June 26, 2026, to decide whether to approve the Settlement. If the Settlement is approved, payments will be emailed (you may select to receive payment via a digital medium) or mailed from the Settlement Administrator within thirty (30) days of the Court entering a final order approving the Settlement.

10. When do I get my payment?

The Court will hold a hearing on June 26, 2026, to decide whether to approve the settlement (“Fairness Hearing”). If the Court approves the Settlement after that, there may be appeals. It is always uncertain whether these appeals can be resolved, and resolving them can take time, perhaps more than a year. Please be patient and check the website for any updates. However, if the Settlement is approved, and there are no appeals, payments will be emailed or mailed from the Settlement Administrator within thirty (30) days of the Court entering a final order approving the Settlement.

11. What am I giving up if I remain in the Class?

Unless you exclude yourself, you stay in the Class, and that means that you can’t sue, continue to sue, or be part of any other lawsuit against the Defendant about the legal issues in this case. If the settlement is approved and becomes final and not subject to appeal, then you and all class members release all “Released Claims” against all “Released Parties.”

“Released Claims” means any and all claims, rights, demand, actions, suits, liens, damages, attorneys’ fees, obligation, contracts, liabilities, agreements, costs, expenses or losses of any nature, whether known or unknown, direct or indirect, matured or unmatured, contingent or absolute, existing or potential, suspected or unsuspected, equitable or legal, and whether under federal statutory law, federal common law or federal regulation, Washington statutory law, Washington common law, or Washington regulations, or the statutes, constitutions, regulations, ordinances, common law, or any other law of any and all states or their subdivisions, parishes, or municipalities that arise out of or relate in any way to alleged violations of claims under RCW 59.18.257 that have been or could have been brought in this action.

“Released Parties” means Defendant and its respective affiliates, parents, direct and indirect subsidiaries, agents, insurers, and any company or companies under common control with any of them, and each of its respective predecessors, successors, past and present officers, directors, employees, agents, servants, accountants, attorneys, advisors, shareholders, insurers, representatives, partners, vendors, issuers, and assigns, or anyone acting on its behalf, and any and all persons or entities who played any role in the tenant application process, including but not limited to any owners of properties located in Washington and managed or then-managed by Defendant.

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Excluding Yourself from the Settlement

If you don't want anything from this settlement, and you want to keep any right you may have to sue or continue to sue Defendant or other Released Parties on your own about the Released Claims, then you must take steps to remove yourself from the Class. This is called excluding yourself and is sometimes referred to as "opting out" of the Class.

12. How do I get out of the settlement?

To exclude yourself from the settlement, you must send a signed letter by mail stating that you "want to opt out of the *Ulises Lopez v. Coast Property Management* Settlement." Please be sure to include your name, address, telephone number, and your signature. You can't exclude yourself on the phone or by fax or email. You must mail your exclusion request **postmarked no later than May 15, 2026**, to:

Hoban Coast Settlement Administrator
P.O. Box 1749
Baton Rouge, LA 70821

13. What is the effect if I exclude myself from this settlement?

If you ask to be excluded, you will not receive any payment from this settlement. Also, you cannot object to the settlement. You will not be legally bound by anything that happens in the Action. You may be able to sue (or continue to sue) Defendant in the future about the legal issues in this case.

14. If I don't exclude myself, can I sue Defendant for the same thing later?

No. Unless you exclude yourself, you give up your right to sue Defendant and the other Released Parties for the claims that this settlement resolves. You must exclude yourself from *this* Class to pursue your own lawsuit. Remember, your exclusion request must be postmarked on or before **May 15, 2026**.

15. If I exclude myself, can I get a payment from this settlement?

No. However, if you exclude yourself, you may exercise any right you may have to sue, continue to sue, or be part of a different lawsuit against the Defendant and the other Released Parties.

The Lawyers Representing You

16. Do I have a lawyer in the case?

The Court appointed the law firm of Cameron Sutherland, PLLC to represent the Class. These lawyers are called Class Counsel. You will not be charged for these lawyers. The Court will determine the amount of Class Counsel's fees and costs, which Defendant will pay as part of the

QUESTIONS? Visit www.HobanCoastSettlement.com

settlement. If you want to be represented by your own lawyer, you may hire one at your own expense.

17. How will the lawyers be paid?

Class Counsel will request from the Court an award of attorneys' fees and out-of-pocket litigation costs up to \$466,667. Class Counsel will also request up to a \$10,000 Service Award for the Representative Plaintiff for serving as the class representative. These payments, along with the costs of administering the Settlement, will be made out of the Settlement Fund. *You have the right to object to the requested attorneys' fees and costs, and Service Award.*

Class Counsel will file their papers in support of final approval of the settlement and their application for attorneys' fees and reimbursement of costs, and for the Service Award, by no later than **March 9, 2026**. These papers will also be posted on the Settlement Website at www.HobanCoastSettlement.com.

Objecting to the Settlement

You can tell the Court that you don't agree with the settlement or some part of it.

18. How do I tell the Court if I don't like the settlement?

If you are a class member, you can object to the settlement if you don't 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, you must file with the Court and deliver to Class Counsel and Defendant's counsel a signed letter saying you object to the proposed settlement in *Ulises Lopez v. Coast Property Management*, No. 20-2-01929-32. Be sure to include your name, address, telephone number, a statement indicating that you are a class member, your signature, and the reasons why you object to the settlement. Your objection and any supporting papers must be postmarked by and mailed to Class Counsel at the following address **no later than May 15, 2026**:

Spokane County Superior Court
Clerk's Office
1116 W. Broadway Ave., Room 300
Spokane, WA 99260

Your objection and any supporting papers must also be delivered to Class Counsel and Defendant's counsel at the following addresses **no later than May 15, 2026**:

Shayne J. Sutherland
Cameron Sutherland, PLLC
827 W. 1st Avenue, Ste. 301
Spokane, WA 99201
Class Counsel

Maxwell B. Glasson

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Williams, Kastner & Gibbs, PLLC
601 West Riverside Avenue, Ste. 800
Spokane, WA 99201
Counsel for Defendant

19. What's the difference between objecting and excluding?

Objecting is simply telling the Court that you don't like something about the settlement. You can object only if you stay in the Class. Excluding yourself is telling the Court that you don't want to be part of the Class. If you exclude yourself, you have no basis to object because the case no longer affects you.

The Court's Fairness Hearing

The Court will hold a fairness hearing to decide whether to approve the Settlement. You may attend and you may ask to speak, but you don't have to.

20. When and where will the Court decide whether to approve the settlement?

The Court will hold a Fairness Hearing at **1:30 p.m.** on **June 26, 2026**, at the Spokane County Superior Court, Courtroom #408, 1116 W. Broadway Ave., Spokane, Washington, 99260. At this hearing, the Court will consider whether the settlement is fair, reasonable, and adequate. If there are objections, the Court will consider them. Hon. Jacquelyn High-Edward may listen to people who have asked to speak at the hearing. The Court will also consider whether to approve the requested Attorneys' Fees, Costs, and Service Award. After the hearing, the Court will decide whether to approve the Settlement. We do not know how long these decisions will take.

21. Do I have to come to the hearing?

No. Class Counsel will answer questions Judge High-Edward may have. You are welcome to come at your own expense. If you send an objection, you don't have to come to Court and talk about it. As long as your written objection is postmarked by May 15, 2026, the Court will consider it. You may also pay your own lawyer to attend, but it's not necessary.

22. May I speak at the hearing?

You may ask the Court for permission to speak at the Fairness Hearing. To do so, you must send a letter saying that it is your "Notice of Intention to Appear" in "*Ulises Lopez v. Coast Property Management*, No. 20-2-01929-32." Be sure to include your name, address, telephone number, that you are a class member, a list of any documents you want the Court to consider, the names of any witnesses who you want to testify, and your signature. Your Notice of Intention to Appear must be postmarked and sent to the Court's, Class Counsel's, and Defendant's Counsel's addresses in Question 18, **no later than May 15, 2026**. You cannot speak at the hearing if you exclude yourself.

If You Do Nothing

QUESTIONS? Visit www.HobanCoastSettlement.com

23. What happens if I do nothing at all?

If you do nothing, and the Court approves the Settlement, you will receive a payment and you won't be able to start a lawsuit, continue with a lawsuit, or be part of any other lawsuit against Defendant or the Released Parties about the legal issues resolved by this Settlement.

Getting More Information

24. Are there more details about the settlement?

This Notice summarizes the proposed Settlement. More details appear in the Settlement Agreement and Release of Claims (the "Agreement"). Copies of the Agreement and the pleadings and other documents relating to the case are on file at the Spokane County Superior Court, 1116 W. Broadway Ave., Room 300, Spokane, WA 99260, and may be examined and copied at any time during regular office hours at the Court. The Settlement Agreement is also available at the settlement website, www.HobanCoastSettlement.com.

25. How do I get more information?

You can visit the settlement website at www.HobanCoastSettlement.com, where you will find answers to common questions about the settlement, plus other information, including a copy of the Settlement Agreement.

Contact the Settlement Administrator at 1-844-699-4460 or by writing to:

Hoban Coast Settlement Administrator
P.O. Box 1749
Baton Rouge, LA 70821

**PLEASE DO NOT CONTACT THE COURT, THE COURT CLERK'S OFFICE, OR
DEFENDANT TO INQUIRE ABOUT THIS SETTLEMENT**

QUESTIONS? Visit www.HobanCoastSettlement.com