

Fr: JV Property Management

Fr: James Engel

Date: March 31st , 2020

Ref: Covid19 and April Rent Collections

Dear JV Manage Tenant and Residents,

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 six (6) 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 (extended thru April 30 at federal level). 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 us, 1st enter a ticket on the portal at www.jvmanage.com , and then email at info@jvmanage.com with ticket number in subject line

Sincerely,

James Engel, Manager

www.jvmanage.com

