November 21, 2022

Director Sandra Thompson
Federal Housing Finance Agency
Constitution Center
400 7th Street, SW
Washington, D.C. 20219

Michael DeVito
Chief Operating Officer
Freddie Mac
8200 Jones Branch Dr.
McLean, VA 22102

Addendum to November 8, 2022 Complaint Filed by African Communities Together

Dear Director Thompson and Mr. DeVito,

I hope this letter finds you well. On November 8, 2022, a complaint was submitted by African Communities Together (ACT), titled, "*Request for Immediate Investigation into Predatory Practices of Federally-Funded Entity, the CIM Group*." The original complaint explained how the CIM Group provided insufficient 30-day notices to tenants residing in "covered properties" under the CARES Act, and included examples of such notices.

ACT would like to submit this addendum to supplement the information contained within the original complaint, and provide additional examples of notices that have been used by the CIM Group. The notices attached in this addendum provide concrete evidence that the CIM Group has failed to meet its obligations under the CARES Act. The attached notices make absolutely no mention of a right to a 30-day notice, and show that eviction cases were filed less than 30 days after the notices were provided.

Thank you for your consideration and please do not hesitate to contact me with any questions or comments.

Sincerely,

Sosseh Prom
State Policy Manager
African Communities Together
sosseh@africans.us
(202) 834-3595

ATTACHMENT A

10/9/2020

[redacted] and all occupants
5055 Seminary Road #[redacted]
Alexandria, VA 22311

RE: 5-DAY NOTICE TO PAY RENT OR QUIT POSSESSION

Dear [redacted] and all occupants:

You are hereby notified that you are in material noncompliance with your lease due to your failure to pay rent, additional rent and/or any other monies owing under your lease in the total amount of 1778.90 as itemized below:

DATE	DESCRIPTION OF CHARGE/PAYMENT	AMOUNT
10/9/2020	Rent, Late Fee, Utility	1778.90
	TOTAL	1778.90

We intend to terminate your lease unless within five (5) days of service of this notice you pay rent in the total outstanding amount as stated above. Any and all such payments must be made by CERTIFIED FUNDS OR MONEY ORDER. In the event you fail to pay rent in full within the aforementioned five-day period your lease shall terminate, and you shall be required to vacate and quit possession of the premises thereafter otherwise we will proceed to obtain possession as provided in § 55.1-1251 by filing an unlawful detainer action against you. In addition to obtaining an order of possession as part of such action we will further seek judgment for all amounts of unpaid rent, damages and/or any other charges or fees as authorized under your lease and/or Virginia law as well as for court costs and reasonable attorney's fees.

We reserve the right to accept any full or partial payment(s) owed by you, including payment of any rent, damages, money judgment, award of attorney fees, and court costs. Any such payment(s) is/are accepted with reservation and will not constitute a waiver of our right to evict you from the leased premises. Nothing herein shall be construed by a court of law or otherwise as requiring landlord to give you subsequent written notice in order to evict you from the leased premises. Any items of personal property left within the leased premises or on any other portion of our property after the lease has terminated and delivery of possession has occurred will be considered abandoned and may be disposed of by our office as we see fit or appropriate within the twenty-four (24) hour period thereafter without further notice to you. If you are in the active service of any division of the U.S. Military, please contact our office immediately so we can update our records.

Southern Towers - Monticello Apartments
Nicole Jones
Property Manager

c: Resident File

CERTIFICATE OF SERVICE

I certify that this Notice was served as follows on the Date of Service listed below:

X PERSONAL SERVICE (handed to the tenant); or

Being unable to personally serve, a copy was delivered in the following manner:

- ☐ Delivered to a family member age 16 or older. List name, age of recipient, and relation of recipient to party named above: _____
- ☐ Posted on front door or such other door as appears to be the main entrance of the leased premises. A copy was also sent by regular mail on the Date of Service listed below.

October 9, 2020
Date of Service

Nicole Jones
Signature

Nicole Jones
Printed Name of Person Making Service

Virginia Legal Aid
1-866-LEGAL-AID
www.valegalaid.org/

SUMMONS FOR UNLAWFUL DETAINER (CIVIL CLAIM FOR EVICTION)

Commonwealth of Virginia — VA. CODE § 8.01-126

CITY OF ALEXANDRIA — General District Court
CITY OR COUNTY

520 King Street, Second Floor, Alexandria, VA 22320-4489
STREET ADDRESS OF COURT

TO ANY AUTHORIZED OFFICER: Summon the Defendant(s) as provided below:
TO THE DEFENDANT(S): You are commanded to appear before this Court on November 12, 2020 at 2:00PM to answer this civil claim.
RETURN DATE AND TIME

10/22/2020
DATE ISSUED

[ ] CLERK [x] DEPUTY CLERK [ ] MAGISTRATE

CLAIM AND AFFIDAVIT: That Defendant(s) unlawfully detains and withholds from Plaintiff(s):
5055 SEMINARY ROAD #[redacted], Alexandria VA 22311
ADDRESS/DESCRIPTION OF DETAINED PROPERTY

and that the Defendant should be removed from possession based on the following:
[x] unpaid rent [ ]
and further that rent is due and owing and damages have been incurred as follows:

$ 1667.50 (RENT) rent due for 09/01/2020 - 10/31/2020 (PERIOD) and $ 121.40 late fee

and $ ..... damages for ..... with interest ..... (RATE(S) AND BEGINNING DATE(S))

and $ 67.00 costs and $ ..... civil recovery and $ reasonable attorney's fees.

[x] Plaintiff requests judgment for all amounts due as of the date of the hearing.
[ ] This summons is filed to terminate a tenancy not governed by the Virginia Residential Landlord and Tenant Act, § 55.1-1200 *et seq.* of the Code of Virginia.
All required notices have been given.

[ ] PLAINTIFF(S) [x] PLAINTIFF'S ATTORNEY [ ] PLAINTIFF'S AGENT

Subscribed and sworn to before me this 15 day of October 2020

My commission expires 08/31/2021

Matthew R. Chevalier
NOTARY REGISTRATION NO.

[ ] CLERK [ ] DEPUTY CLERK [ ] MAGISTRATE [x] NOTARY PUBLIC
[ ] City [x] County of Falls Church

CASE DISPOSITION

[ ] JUDGMENT that Plaintiff(s) recover against [ ] ..... [ ] named DEFENDANT(S).
[ ] possession of the premises described above pursuant to § 8.01-128.
[ ] A hearing shall be held on ..... to establish final rent and damages.
DATE AND TIME
[ ] Immediate writ of eviction [ ] ordered pursuant to Va. Code § 8.01-129 upon request of Plaintiff.
[ ] granted pursuant to Va. Code § 55.1-1250(C).
DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE — JUDGE

[ ] Rent, in the sum of $ ..... and $ ..... late fee
and $ ..... damages with interest ..... and
RATE(S) AND BEGINNING DATE(S)
$ ..... costs and $ ..... civil recovery and $ ..... attorney's fees
[ ] and $ ..... costs for Servicemembers Civil Relief Act counsel fees.
HOMESTEAD EXEMPTION WAIVED? [ ] YES [ ] NO [ ] CANNOT BE DEMANDED
[ ] JUDGMENT FOR [ ] NAMED DEFENDANT(S) [ ] .....
$ ..... costs and $ ..... attorney fees
awarded to Defendant(s) .....
[ ] NON-SUIT [ ] DISMISSED DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE — JUDGE

FORM DC-421 FRONT 10/19

CASE NO. GV20-4260

5055 Seminary Rd. (Virginia) Owner, LLC
PLAINTIFF(S) NAME(S) (LAST, FIRST, MIDDLE)

TELEPHONE NUMBER

[redacted] v.
DEFENDANT(S) NAME(S) (LAST, FIRST, MIDDLE)

5055 SEMINARY ROAD #[redacted]
Alexandria, VA 22311

TELEPHONE NUMBER

TO DEFENDANT: You are not required to appear; however, if you fail to appear, judgment may be entered against you. See the additional notice on the reverse about requesting a change of trial location and your right to prevent this unlawful detainer action through payment of amounts owed.

[ ] To dispute this case, you must appear on the return date to try this case
[x] To dispute this case, you must appear on the return date for the judge to set another date for trial.

If you fail to appear and a default judgment is entered against you, a writ of eviction may be issued immediately for possession of the premises.

Bill of Particulars ordered ..... DUE DATE

Grounds of Defense ordered ..... DUE DATE

ATTORNEY FOR PLAINTIFF(S)
Baskin, Jackson & Lasso, P.C. / Martha Mothershead 79444
301 Park Avenue
Falls Church, VA 220 (703) 534-3610
TELEPHONE NUMBER

ATTORNEY FOR DEFENDANT(S)

TELEPHONE NUMBER

DISABILITY ACCOMMODATIONS for loss of vision, hearing, mobility, etc. Contact the court ahead of time.

HEARING DATE AND TIME

November 12, 2020 at 2:00PM

PS

[ ] Redemption tender presented; continued to:
HEARING DATE AND TIME

[ ] Defendant must pay:
$ ..... RENT OWED
into the court to be held in escrow by .....
and any rents coming due prior to the next hearing date must also be paid into the court.
JUDGE'S INITIALS

MONEY JUDGMENT PAID OR SATISFIED PURSUANT TO ATTACHED NOTICE OF SATISFACTION

DATE

CLERK

ALEXANDRIA SHERIFF'S OFFICE
2020 OCT 23 AM 11:14
GENERAL DISTRICT COURT
FILED
2020 OCT 19 PM 1:11
MARION JACKSON, CLERK
BY:

ATTACHMENT B

September 22, 2020

[redacted] and all occupants
4921 Seminary Road Apt. #[redacted]
Alexandria Va. 22311

RE: **5-DAY NOTICE TO PAY RENT OR QUIT POSSESSION**

Dear [redacted] and all occupants:

You are hereby notified that you are in material noncompliance with your lease due to your failure to pay rent, additional rent and/or any other monies owing under your lease in the total amount of $2145.40 as itemized below:

DATE	DESCRIPTION OF CHARGE/PAYMENT		AMOUNT
9/22/2020	Describe the Charge / Payment (i.e., Rent, Late Fee, Utility, Payment)		$2145.40
		TOTAL	$2145.40

We intend to terminate your lease unless within five (5) days of service of this notice you pay rent in the total outstanding amount as stated above. Any and all such payments must be made by **CERTIFIED FUNDS OR MONEY ORDER**. In the event you fail to pay rent in full within the aforementioned five-day period your lease shall terminate, and you shall be required to vacate and quit possession of the premises thereafter otherwise we will proceed to obtain possession as provided in § 55.1-1251 by filing an unlawful detainer action against you. In addition to obtaining an order of possession as part of such action we will further seek judgment for all amounts of unpaid rent, damages and/or any other charges or fees as authorized under your lease and/or Virginia law as well as for court costs and reasonable attorney's fees.

We reserve the right to accept any full or partial payment(s) owed by you, including payment of any rent, damages, money judgment, award of attorney fees, and court costs. Any such payment(s) is/are accepted with reservation and will not constitute a waiver of our right to evict you from the leased premises. Nothing herein shall be construed by a court of law or otherwise as requiring landlord to give you subsequent written notice in order to evict you from the leased premises. any items of personal property left within the leased premises or on any other portion of our property after the lease has terminated and delivery of possession has occurred will be considered abandoned and may be disposed of by our office as we see fit or appropriate within the twenty-four (24) hour period thereafter without further notice to you. If you are in the active service of any division of the U.S. Military, please contact our office immediately so we can update our records.

Southern Towers- Ashlawn
M. Matthews, AP
Michelle Matthews
Assistant Property Manager

c: Resident File

CERTIFICATE OF SERVICE

I certify that this Notice was served as follows on the Date of Service listed below:

☐ PERSONAL SERVICE (handed to the tenant); or

Being unable to personally serve, a copy was delivered in the following manner:

☐ Delivered to a family member age 16 or older. List name, age of recipient, and relation of recipient to party named above: _____

☑ Posted on front door or such other door as appears to be the main entrance of the leased premises. A copy was also sent by regular mail on the Date of Service listed below.

9.22.2020
Date of Service

M. Matthews, AP
Signature

M. Matthews, Agent
Printed Name of Person Making Service

Virginia Legal Aid
1-866-LEGAL-AID
www.valegalaid.org/

[redacted]

SUMMONS FOR UNLAWFUL DETAINER (CIVIL CLAIM FOR EVICTION)

Commonwealth of Virginia — VA. CODE § 8.01-126

CITY OF ALEXANDRIA — General District Court
CITY OR COUNTY

520 King Street, Second Floor, Alexandria, VA 22320-4489
STREET ADDRESS OF COURT

TO ANY AUTHORIZED OFFICER: Summon the Defendant(s) as provided below:
TO THE DEFENDANT(S): You are commanded to appear before this Court on November 04, 2020 at 2:00PM to answer this civil claim.
RETURN DATE AND TIME

10/14/2020
DATE ISSUED

[ ] CLERK [x] DEPUTY CLERK [ ] MAGISTRATE

CLAIM AND AFFIDAVIT: That Defendant(s) unlawfully detains and withholds from Plaintiff(s):
4921 SEMINARY ROAD #[redacted], Alexandria VA 22311
ADDRESS/DESCRIPTION OF DETAINED PROPERTY
and that the Defendant should be removed from possession based on the following:
[x] unpaid rent [ ]
and further that rent is due and owing and damages have been incurred as follows:
$ 2145.40 (RENT) rent due for 9/01/2020 - 9/30/2020 (PERIOD) and $ ..... late fee
and $ ..... damages for ..... with interest ..... (RATE(S) AND BEGINNING DATE(S))
and $ 79.00 costs and $ ..... civil recovery and $ reasonable attorney's fees.
[x] Plaintiff requests judgment for all amounts due as of the date of the hearing.
[ ] This summons is filed to terminate a tenancy not governed by the Virginia Residential Landlord and Tenant Act, § 55.1-1200 *et seq.* of the Code of Virginia.
All required notices have been given.

[ ] PLAINTIFF(S) [x] PLAINTIFF'S ATTORNEY [ ] PLAINTIFF'S AGENT

Subscribed and sworn to before me this 8 day of October 20 20
My commission expires: 08/31/2021
NOTARY REGISTRATION NO. ..... [ ] CLERK [ ] DEPUTY CLERK [ ] MAGISTRATE [x] NOTARY PUBLIC
[ ] City [x] County of Falls Church

MATTHEW R. CHEVALIER — COMMONWEALTH OF VIRGINIA — REGISTRATION NO. 2 — MY COMMISSION EXPIRES: 08/31/2021 — NOTARY PUBLIC

CASE DISPOSITION
[ ] JUDGMENT that Plaintiff(s) recover against [ ] ..... [ ] named DEFENDANT(S).
[ ] possession of the premises described above pursuant to § 8.01-128.
[ ] A hearing shall be held on ..... to establish final rent and damages.
DATE AND TIME
[ ] Immediate writ of eviction [ ] ordered pursuant to Va. Code § 8.01-129 upon request of Plaintiff.
[ ] granted pursuant to Va. Code § 55.1-1250(C).
DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE — JUDGE

[ ] Rent, in the sum of $ ..... and $ ..... late fee
and $ ..... damages with interest ..... and
RATE(S) AND BEGINNING DATE(S)
$ ..... costs and $ ..... civil recovery and $ ..... attorney's fees
[ ] and $ ..... costs for Servicemembers Civil Relief Act counsel fees.
HOMESTEAD EXEMPTION WAIVED? [ ] YES [ ] NO [ ] CANNOT BE DEMANDED
[ ] JUDGMENT FOR [ ] NAMED DEFENDANT(S) [ ] .....
$ ..... costs and $ ..... attorney fees
awarded to Defendant(s) .....
[ ] NON-SUIT [ ] DISMISSED DEFENDANT(S) PRESENT? [ ] YES [ ] NO

DATE — JUDGE

FORM DC-421 FRONT 10/19

CASE NO. GV20-4099

4921 Seminary Rd. (Virginia) Owner, LLC
PLAINTIFF(S) NAME(S) (LAST, FIRST, MIDDLE)

TELEPHONE NUMBER

[redacted]
DEFENDANT(S) NAME(S) (LAST, FIRST, MIDDLE)
4921 SEMINARY ROAD # [redacted]
Alexandria, VA 22311
TELEPHONE NUMBER

TO DEFENDANT: You are not required to appear; however, if you fail to appear, judgment may be entered against you. See the additional notice on the reverse about requesting a change of trial location and your right to prevent this unlawful detainer action through payment of amounts owed.

[ ] To dispute this case, you must appear on the return date to try this case
[x] To dispute this case, you must appear on the return date for the judge to set another date for trial.

If you fail to appear and a default judgment is entered against you, a writ of eviction may be issued immediately for possession of the premises.

Bill of Particulars ordered ..... DUE DATE
Grounds of Defense ordered ..... DUE DATE

ATTORNEY FOR PLAINTIFF(S)
Baskin, Jackson & Lasso, P.C. / Martha Mothershead 79444
301 Park Avenue
Falls Church, VA 220 (703) 534-3610
TELEPHONE NUMBER

ATTORNEY FOR DEFENDANT(S)
TELEPHONE NUMBER

DISABILITY ACCOMMODATIONS for loss of vision, hearing, mobility, etc. Contact the court ahead of time.

HEARING DATE AND TIME
November 04, 2020 at 2:00PM

ALEXANDRIA GENERAL DISTRICT COURT FILED 2020 OCT 15 PM 12:11

[ ] Redemption tender presented; continued to:
HEARING DATE AND TIME

[ ] Defendant must pay:
$ ..... RENT OWED
into the court to be held in escrow by ..... DATE
and any rent coming due prior to the next hearing date must also be paid into the court.
JUDGE'S INITIALS

MONEY JUDGMENT PAID OR SATISFIED PURSUANT TO ATTACHED NOTICE OF SATISFACTION
DATE
CLERK

ALEXANDRIA GENERAL DISTRICT COURT FILED 2020 OCT 19 P 3:44 BY: MARION JACKSON, CLERK