

LEGAL NOTICE

YOU MAY BE ENTITLED TO BENEFITS IF YOU WERE CHARGED A PROCESSING FEE OR A TRANSFER FEE BY MAMCO PROPERTY MANAGEMENT IN CONNECTION WITH THE PURCHASE, SALE, OR REFINANCE OF YOUR REAL ESTATE IN NEW JERSEY BETWEEN JANUARY 7, 2005 AND JULY 31, 2012

WHAT IS THIS NOTICE ABOUT? A lawsuit captioned Jeffrey Espinosa and Carole DeSimone v. MAMCO Property Management and Associations, Inc., Docket No. L-180-11, was filed in the Superior Court of New Jersey, Camden County, on behalf of all persons who between January 7, 2005 and July 31, 2012 were charged a “Processing Fee” and/or a “Transfer Fee” by Defendants when they bought, sold, or refinanced a real property in New Jersey and who paid such a fee(s) (hereafter the “Class”). The Plaintiffs claim that the Processing Fees and Transfer Fees charged by Defendants were improper and charged in violation of New Jersey law. Defendants MAMCO Property Management and Associations Inc. deny all of the claims and allegations asserted by Plaintiffs and maintain that consumers have not been injured and are not entitled to any monetary damages or other forms of relief. The parties have agreed to settle the lawsuit without any admission of liability or wrongdoing by any party.

WHY SHOULD I READ THIS NOTICE? You may be a member of the Class. This is a class action lawsuit that the parties have proposed to settle. If the proposed settlement is approved by the Court, your legal rights may be affected. This notice describes what the lawsuit is about, explains the terms of the proposed settlement, tells you who would be covered and what legal claims would be resolved by the settlement if the Court approves it, and explains how individuals can obtain benefits under the settlement.

AM I COVERED BY THIS CLASS ACTION LAWSUIT AND THE PROPOSED SETTLEMENT?

If between January 7, 2005 and July 31, 2012, you purchased, sold, or refinanced real property in New Jersey and paid either a “Processing Fee” or a “Transfer Fee” to MAMCO, when both fees were charged by MAMCO in connection with your purchase, sale, or refinance, you may be a Class Member. If you have any questions regarding whether you are a Class Member, you can contact Class counsel Stephen P. DeNittis at 856-797-9951 or via email at sdenittis@shabeldenittis.com. You can also obtain more information about the settlement by visiting Class counsel’s website at www.shabeldenittis.com.

WHAT ARE THE TERMS OF THE SETTLEMENT? MAMCO has agreed to create a Common Fund of \$200,000 that will be used, among other things, to pay \$300 to Class Members who were charged Processing and Transfer Fees. Under the proposed settlement, Class Members will receive a check in the amount of \$300, or a *pro rata* amount thereof dependent upon the number of timely claims submitted, via first class mail within forty five (45) days of the Effective Date of the Settlement, if approved by the Court. In addition, MAMCO has agreed to send all residents in the communities it manages a notice within sixty (60) days of the Effective Date of the Settlement informing them the amount of Transfer Fees and Processing Fees to be charged in future residential transactions and the basis for the said charges. Pursuant to the terms of the settlement, Class counsel also will apply to the Court for an award of reasonable attorneys’ fees and expenses in the amount of \$145,000 and for an incentive award for the named Plaintiffs in the amount of \$2,500 which will not be paid from the Common Fund. The proposed settlement is intended to settle all claims against Defendants that arise from a Class Member’s transaction in which a Transfer Fee and/or Processing Fee was paid to MAMCO and by participating in this Settlement each class member is releasing all such claims as further described in Section VIII of the Settlement Agreement. This includes any and all claims or causes of action that were, or could have been, asserted by the named Plaintiffs or any member of the Class against Defendants based upon or related to the facts, conduct, omissions, transactions, occurrences or matters that were alleged or could have been alleged in the litigation regarding the Transfer Fees and Processing Fees charged by MAMCO.

WHAT ARE MY RIGHTS? If you are a member of the Class and wish to participate in the settlement, you will need to complete and sign the attached claim form and mail, fax, or email where directed at the bottom of the form. Claim forms are also available at Class counsel's website (www.shabeldenittis.com). Completed claim forms must be submitted by **NOVEMBER 27, 2012**. If the settlement is approved, Class members will receive a check within forty-five (45) days of the Effective Date of the Settlement. If you are a member of the Class and you do NOT want to remain part of the Class, you must exclude yourself ("opt-out"). To opt-out, you must mail a written request, postage pre-paid, to Class counsel at Stephen P. DeNittis, Shabel & DeNittis, P.C., Five Greentree Centre, Suite 302, Route 73 N., Marlton New Jersey 08053 and Defendants' Counsel, Ezra Rosenberg and Shane Prince, Dechert LLP, Cira Centre, 2929 Arch Street, Philadelphia, PA 19104-2808. The request must be post-marked on or before **NOVEMBER 27, 2012**, and contain: the name of the lawsuit; your full name, current address and phone number; your signature; and a specific statement of your intention to exclude yourself from the Settlement Class and any judgment entered pursuant to the proposed Settlement. If you do not opt-out as instructed above, you will be automatically included and bound by any determination of the Court, whether favorable or not, and any claim of yours will be ended by judgment. You may also file a motion with the Court for permission to intervene in this lawsuit and/or object on or before **NOVEMBER 27, 2012**, a copy of which also must be served on Class counsel and Defendants' counsel at the above addresses by no later than **NOVEMBER 27, 2012**. Any objection must contain the name of this lawsuit; your full name, current address and telephone number; your signature; proof of your membership in the Class; the specific reason(s) for your objection; and any and all evidence and supporting papers (including, without limitation, all briefs, written evidence, and declarations) that you would like the Court to consider. On December 14, 2012, at 9:00 am., the Superior Court of New Jersey, Law Division, Camden County, the Honorable Lee A. Solomon, J.S.C. presiding, Camden County Courthouse, Hall of Justice, Courtroom 34, 501 South 5th Street, Camden, New Jersey, will hold a public hearing to determine whether the proposed settlement is fair, adequate, and reasonable and should be approved. Class members who support the proposed settlement do not need to appear at the hearing or take any other action to indicate their approval. Class members who object to the proposed settlement are not required to attend the settlement hearing. If you want to be heard orally in opposition to the settlement, either personally or through counsel, you must indicate your intention to appear at the hearing in your written objection or by filing other papers with the Court by **NOVEMBER 27, 2012** indicating your intention to appear.

HOW DO I GET MORE INFORMATION? Claim forms and further information about the settlement can be obtained by visiting the following website address: www.shabeldenittis.com, by contacting Class counsel at 856-797-9951, or via email at sdenittis@shabeldenittis.com.

PLEASE DO NOT WRITE OR TELEPHONE THE COURT, DEFENDANT OR ANY OF THEIR AGENTS FOR INFORMATION ABOUT THE PROPOSED SETTLEMENT OR THIS LAWSUIT.

Dated: September 28, 2012

The Honorable Lee A. Solomon, J.S.C.

CLAIM FORM

THE DEADLINE TO SUBMIT THIS CLAIM FORM IS NOVEMBER 27, 2012

This is the official claim form you must use to make a claim in the class action settlement in Jeffrey Espinosa & Carole J. DeSimone v. MAMCO Property Management (“MAMCO”) and Associations, Inc., Docket No. CAM-L-180-11, filed in the Superior Court of New Jersey, Camden County. Please read this form carefully before filling it out.

In order to qualify for relief under the settlement, you must have purchased, sold, or refinanced real property located in New Jersey between January 7, 2005 and July 31, 2012 and paid either a Transfer Fee or a Processing Fee to MAMCO, when both fees were charged on your purchase, sale, or refinance. If you paid a Transfer Fee or a Processing Fee to MAMCO, it should be reflected in your HUD-1 Settlement Statement (typically on or around line 1308).

To receive benefits under the settlement, you must complete this form and mail, email or fax it to the Administrator, whose address, email, and fax are set forth below, prior to **NOVEMBER 27, 2012**. Failure to submit a completed claim form by this date will result in denial of your claim. Every eligible class member who completes a claim form and submits it to the Administrator on or before **NOVEMBER 27, 2012** will receive \$300, or a *pro rata* distribution of the \$300 based on the number of timely claims submitted to the Administrator. For example, if the aggregate amount of the claims timely submitted to the Administrator total \$400,000.00 (two times the amount set aside in the Common Fund of \$200,000), then each eligible class member who submitted a timely claim form will receive 50% of the \$300, or \$150.

If you have any questions, please contact class counsel, Stephen P. DeNittis at 856-797-9951 or via email at sdenittis@shabeldenittis.com.

**THIS COMPLETED FORM MUST BE POSTMARKED,
E-MAILED, OR FAXED NO LATER THAN NOVEMBER 27, 2012.**

PERSONAL INFORMATION OF THE BUYER CLAIMANT:

1. State your full name, present address, and either a phone number or e-mail address at which you may be contacted by the claims administrator if necessary:

First Name

Last Name

Address

City

State

Zip Code

()

Phone Number

E-Mail Address

PROPERTY INFORMATION:

2. List the address of the property you purchased, sold, or refinanced on which MAMCO charged a Processing and Transfer Fee, and the date of the closing.

Property Address: _____

Purchased

Sold

Refinanced

Date of Settlement: _____

BY SIGNING THIS CLAIM FORM YOU ARE DECLARING UNDER OATH THAT MAMCO CHARGED YOU, AND THAT YOU PAID, A TRANSFER FEE AND/OR PROCESSING FEE AND THAT THE FOREGOING INFORMATION IS ACCURATE TO THE BEST OF YOUR KNOWLEDGE.

Return the completed claim form to:

MAMCO PROPERTY MANAGEMENT CLASS SETTLEMENT
C/O MAMCO SETTLEMENT CLAIMS ADMINISTRATOR
14000 HORIZON WAY SUITE 200
MT. LAUREL, NJ 08054

EMAIL: claimsdept199@gmail.com

FAX: 856-234-5479