



On behalf of Cobblestone Apartments, the management team would like to address the press release from July 25th regarding serial evictions. The report made claims that “landlords profit from evictions”. This is certainly not the case. The \$150 eviction filing fee that is passed through to the resident is a direct cost to our company for the attorney to file the eviction. Cobblestone Apartments was made aware of the data pulled from OSCN by “Open Justice Oklahoma” in June of 2021. The data represented in this organization’s research was dated from “2019-2020”. Since that time, Cobblestone Apartments has made several changes in operating procedures, including but not limited to;

- Accepting FLEX payments from our residents to pay on a flexible schedule. www.getflex.com
- Accepting over \$26,744 in rental assistance money from Restore Hope,
- Creating individualized internal payment plans for residents affected by Covid-19 at the very beginning of the pandemic, prior to eviction moratoriums.
- Providing credit and financial counseling to our residents by a professional credit counselor, completely free of charge.
- Waiving hundreds of dollars of late fees and legal fees to assist in payment of past due rent.
- Working with residents who were facing eviction status during the month to assist in avoiding the eviction being filed.

Accurate and updated data proves that our efforts have been very successful so far. In January of 2021, Cobblestone Apartments, a 432-unit apartment community, filed eviction on 41 residents for non-payment of rent. Shortly after, In February of 2021, a new Community Manager was hired, and the Director of Operations was tasked with improving operations. In only 4 months, the new management team improved in many ways, resulting in only 13 residents having to face eviction filing in June of 2021. This was after several attempts to remedy their non-payment status. Most of these residents are not responsive to our attempts to mediate, but rather stay silent and just pay their dues before the day of scheduled lockout. We always allow them to “pay to stay”, though we do have the right to not accept the payment and move forward with the lockouts.

Cobblestone is proud to say that 12 of these 13 residents were able to stay in their apartment and avoid homelessness due to the compassion and understanding of Cobblestone Apartments.

Nathan Milner, outside eviction attorney for Cobblestone confirmed that all evictions at Cobblestone were conducted in accordance with the law and meet state and Federal requirements. Nathan also advised the CARES act mandated landlords to give a 30-day written notice to residents before starting the eviction process for federal backed loans. This requirement stopped in July 2020. Cobblestone did not have a federal backed loan until the beginning of October 2020 after the requirement ended. Cobblestone has met the guidelines under the CDC Moratorium.

As a company, we express our condolences to former residents who faced homelessness due to evictions and encourage our community representatives to join us in providing more education and resources to residents about the serious repercussions surrounding evictions. We encourage any current residents from Cobblestone Apartments that are at risk of “Serial Evictions” being filed to please contact the office to discuss all of the many ways we can help avoid this. We stand by our core values in showing compassion and making payment plans is a better option for everyone.