

[Front of Postcard]

LEGAL NOTICE

Important Notice about a Class Action Settlement

A Settlement has been reached in a class action lawsuit affecting current and former clients of Smythe, Cramer Co. who were charged certain Administrative Fees and/or Brokerage Services Fees.

Company records show you may be a class member and eligible to participate in the Settlement.

UNIQUE CLASS MEMBER IDENTIFIER: XXXXXXXX

IMPORTANT: RETAIN THIS NUMBER, WHICH WILL MAKE IT EASIER TO MAKE A CLAIM FOR YOUR MONEY.

A class action settlement has been reached in *Cantlin et al. v. Smythe, Cramer Co.* on behalf of defendant's current and former clients who paid certain Administrative and/or Brokerage Services Fees.

Why did I receive this Notice?

The records of Smythe, Cramer Co. dba Howard Hanna Smythe Cramer ("Defendant") show you may be a Settlement Class Member in the above case, No. 12-790865, Court of Common Pleas, Cuyahoga County, Ohio, as potentially: (1) a seller of real estate in Ohio, who, between September 18, 2005 and December 31, 2009, paid Defendant an "Administrative Fee" or "Administrative Services Fee" pursuant to the Exclusive Right to Sell Agreement, Offer to Purchase Agreement, and/or Purchase Agreement; (2) a buyer of real estate in Ohio who, between September 18, 2005 and December 31, 2009, paid Defendant an "Administrative Fee" or "Administrative Services Fee" pursuant to the Exclusive Buyer Representation Agreement, Offer to Purchase Agreement, and/or Purchase Agreement; or (3) a buyer of real estate in Ohio who, between March 1, 2009 and August 1, 2019, paid Defendant a "Brokerage Services Fee" pursuant to the Purchase Agreement or Offer to Purchase Agreement.

What is this class action about? The lawsuit alleges that Defendant charged a flat fee ranging from \$159 to \$265 for its services ("Fee") and that this was improper based on language in connection with various contracts to buy and sell real estate. The Court has not made any decisions as to the ultimate merits of the allegations. These allegations are being resolved via Settlement.

What can you get from the Settlement? Settlement Class Members who submit Valid Claims may receive the full amount of the Fee paid plus statutory interest, without deducting attorneys' fees or other costs.

How do you get a cash payment? To be eligible to receive a payment, you must submit a Claim Form postmarked or submitted online by **June 22, 2020** at www.CantlinSettlement.com. or by mail. You will be asked to, but do not have to,

include the unique Class Member identifier (front of this postcard) on the Claim Form, which will make it easier to submit a Claim online.

What are your other options? If you do nothing, you won't receive a payment and will release your related legal claims if the Settlement is finally approved. If you don't want to be bound by the Settlement you can Opt-Out. You may also stay in the Settlement and file an Objection by May 14, 2020, but must comply with the requirements for Objections as set forth in the Settlement Agreement and Long Form Notice which are available at www.CantlinSettlement.com. The Court will hold a hearing on May 28, 2020 to consider: whether to approve the Settlement; Incentive Awards to Representative Plaintiffs who aided in the litigation (\$5,000 ea.); Class Counsel's request for Attorneys' Fees (up to \$8,500,000), which you may review at www.CantlinSettlement.com; and a *Cy Pres* Payment of \$200,000 to charities chosen by Class Counsel and Defendant's Counsel. You don't have to appear at the Hearing to receive a payment, file an Objection, or Opt-Out. You may hire an attorney, at your own expense, to appear at the hearing if you provide the notice and comply with the requirements found at www.CantlinSettlement.com.

This is only a summary. For more information, or to get a Claim Form, please visit the Settlement Website at www.CantlinSettlement.com or you can contact Class Counsel: PATRICK J. PEROTTI, ESQ., pperotti@dworckenlaw.com, [440.316.2655](tel:440.316.2655) or Tel: 1-833-930-2420

UNIQUE CLASS MEMBER IDENTIFIER:
XXXXXXXXXX
DO NOT lose this number, which will make it easier to claim your money.

CLAIM DEADLINE: June 22, 2020

For more information about the Settlement www.CantlinSettlement.com or 833.930.2420.