

VAN NESS SOUTH TENANTS ASSOCIATION

MEMBERSHIP FORM

It is important for all residents who want to enjoy the benefits of membership to fill out and sign this form, whether or not they are long-time members or have signed up online. (It is not necessary to complete this form again if you have done so already.) This is particularly important now, as Equity Residential prepares to sell 3003 Van Ness. There is no cost to join.

To become a member of the Van Ness South Tenants Association (“Tenants Association”), to enjoy the benefits of membership, and for the purpose of exercising my rights under the DC Tenant Opportunity to Purchase Act, I state the following:

- I reside at 3003 Van Ness Street, NW, Washington, DC.
- I wish to be a member of the Van Ness South Tenants Association, which represents the residents of the apartment building at that address.
- I consent to be represented by the Tenants Association in response to any offer of sale of 3003 Van Ness presented by the owner unless I revoke my consent in writing;
- At least one person in my household has lived in the unit for at least 90 days;
- No one in my household has been employed by Equity Residential in the past 120 days;
- I have not been coerced or offered any payment in exchange for signing this document.

NAME: _____

BUILDING (WEST OR SOUTH) AND APARTMENT NUMBER: _____

EMAIL ADDRESS: _____

PHONE: _____

RESIDENT SINCE YEAR: _____

IS YOUR NAME LISTED ON THE LEASE? YES / NO (CIRCLE ONE)

NAMES OF OTHER ADULT OCCUPANTS: _____

SIGNATURE: _____

DATE: _____

***** When you complete this form, take a photo and email it to vnsta@vnsta.org *****

BENEFITS OF MEMBERSHIP

- Get free advice regarding rent increases and other critical issues
- Get free help if management fails to adequately maintain your apartment
- Have the opportunity to purchase your apartment if the building is put up for sale – OR have a say in pressuring the new owner to improve living conditions
- Have enhanced legal protections under DC law
- Join our Google Group or WhatsApp group to share information with other residents
- There is no cost to join

ACHIEVEMENTS

We are one of the best and most well-known in DC. Among other achievements, we have:

- Worked with the Metropolitan Police Department and the DC Attorney General to force Equity Residential to improve security.
- Provide a communications channel for all residents to be heard and seek advice from the Tenant Association membership about the quality of life at 3003.
- Led efforts and helped pass a law to put an end to the “rent concession” scam, which Equity Residential and other apartment building owners used to overcharge tenants.
- Blew the whistle on Equity to the DC Attorney General, who won a \$1 million settlement on behalf of residents of 3003 Van Ness who were overcharged. Information forthcoming.
- Improved maintenance of apartments and common areas by arranging for city inspections, leading to numerous fines against Equity and partial remediation of violations.

THE TENANT OPPORTUNITY TO PURCHASE ACT (TOPA)

The Van Ness South Tenants Association is conducting a membership drive in preparation for Equity Residential’s expected attempt to sell 3003 Van Ness. Under the DC Tenant Opportunity to Purchase Act, the residents of an apartment building, working together as a tenants association, have the first opportunity to purchase the property if it comes up for sale.

If the tenants association decides to buy the property, it can give current residents the choice either to purchase or rent their apartments. If it decides not to purchase the building, it can negotiate with a potential buyer for better living conditions – for example, better building maintenance, stronger security or more amenities. *Either way, when tenants assert their TOPA rights by joining their tenants association, they win.*

In order for tenants to exercise their TOPA rights, the tenants association must represent more than 50% of the units in the building. While the Van Ness South Tenants Association has a large membership list, for legal purposes, we need an updated and accurate list of members, preferably with signed membership forms. We ask for your help in this very important membership drive.