

# Memo

**To:** All Residents  
**From:** Frank Mooney, President, Wesley Property Management  
**cc:** Lisa Davis, Regional Property Manager, Mary Owens, Regional Property Manager, Elayne Williams, Assistant Regional Property Manager, All Site Managers  
**Date:** October 26, 2020  
**Re:** Rental payments due

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Dear residents –

We want to thank you for all your cooperation in working together with us to help reduce the risks of unnecessary exposures to the COVID-19 virus. We know this time has been difficult so it is much appreciated by management to see everyone wearing masks and practicing safe distancing. These are uncertain and difficult times but you need to know we are working hard with you to make sure each and every community is clean, safe, disinfected and as sanitary as possible.

Previously we have sent out a number of informational notices regarding the issues relating to delinquent balances. We want to again take a few minutes of your time to reiterate some extremely important information. As a result of efforts by many local municipalities and governmental entities, as well as a great number of private and charitable organizations, there has been an outpouring of financial resources for those who have been adversely financially affected by the COVID-19 pandemic.

One important message cannot be emphasized enough. The financial resources from these organizations that have been assisting with affected resident's delinquent rents will at some point go away. There is no way to know how long the COVID-19 pandemic will last and no way to know when assistance funds will run out. So, it is extremely important to participate with these efforts as much and as quickly as you can. Wesley has been working hard to assist our residents to receive financial assistance, and we have been successful in reducing many residents' financial obligations for past due rents in our Northern Virginia and Washington, DC communities. We will continue our efforts in this regard, but we need your help and participation for us to help you and your family if you have been financially impacted as a result of the COVID -19 pandemic.

If you and your family have been financially affected through the reduction of work hours, furloughed or lost your employment as a result of the COVID -19 pandemic and you are having difficulty paying rent, the best course of action is to work with your Wesley property manager to create a repayment plan and apply for rental assistance from the state or your local jurisdiction. To begin the process, please complete the attached form and reach out to our staff on site or via email at [housingstability@whdc.org](mailto:housingstability@whdc.org).

One last thought – please be aware the various moratoriums suspending legal actions for collections are limited in time and do not cancel-out the resident’s obligation to pay rent. Eventually when the moratoriums are over, rent is still due and will not have been waived, deleted, forgiven or abated.

If no rent payment is received for overdue rent there will be a balance that will continue to grow and will end up being difficult to manage. Rent is still due in accordance with the lease document you signed.

Thank you for your attention to this matter.