



GRANVILLE  
HOME of HOPE

Grand Prize Drawing  
Wednesday, Oct. 13, 2021

100% of all proceeds  
benefit local nonprofits

Over **\$6.6 Million**  
raised since 2006

GVHomeofHope.com

August 25, 2021

Dear Granville Homeowner,

We value your time, and we apologize for adding to your mail if you are already familiar with this drill; however, we want to make sure you are aware of actions currently being taken that can negatively impact your home's value. We have been informed by several folks in your neighborhood that another out-of-town law firm, Lattie Malanga Libertino, LLP, is sending out unsolicited and unfounded letters claiming construction defects in your home. This is a common practice among certain unscrupulous law firms to stoke fear among homeowners in order to persuade them to join a frivolous lawsuit.

**Don't be fooled!** Those of you who attended our GV101 homeowner meeting were made aware of this practice, which has been going on for decades in California. Many people who receive these letters are unaware of the repercussions of joining such a lawsuit.

If you have already educated yourself about construction defect litigation, we thank you, and we apologize for taking up more of your time with this matter. If not, we would like to provide you with the resources to learn about fabricated construction-defect lawsuits and to protect your investment. We cannot stress enough the importance of educating yourself so you don't make the mistake of permanently labeling your home as "defective" for a settlement that never comes or is offered at pennies on the dollar.

16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . . ☐ Yes ☐ No

*Many participants in frivolous class-action lawsuits are unaware that they are required to disclose that their home is "defective" when refinancing or selling their home.*

*(Form shown: California Association of Realtors Real Estate Transfer Disclosure Statement)*

**This law firm has never contacted us to tell us about any homeowner concerns.** We believe their goal is to quietly send mass mailers to initiate lawsuits in order to line their own pockets at your expense and without regard to the damage they will do to your home, your property value and our good reputation.

*(continued)*

Home Building • Land Development & Urban Infill • Property Management • Philanthropy

**Address:** 1396 West Herndon Avenue, Suite 101 Fresno, CA 93711

**Corporate:** 559.436.0900 **Established:** 1977 **Websites:** gvhomes.com • rentgranville.com

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**Here are some facts that you need to know:**

- **Simply filling out a Homeowner Profile Summary or Free Inspection form has, in the past, led homeowners who only wanted more information to be named as a plaintiff in the lawsuit. *Read the fine print!***
- **If you wish to sell or refinance their home after participating in a lawsuit, you will be required to disclose that every element of your home is “defective,” which could negatively impact your home’s value.**
- **Properties that have participated in construction-defect lawsuits are publicly listed as a “lemon” at [fresnodefectcheck.com](http://fresnodefectcheck.com).**
- **If you do have a legitimate workmanship issue with your home, please contact our Customer Care team.**
- **Granville Homes stands behind every home we build, and will vigorously defend our reputation against these types of frivolous claims.**

In addition, when joining lawsuits such as this, you are likely agreeing that you will not be able to file any future construction-related claims, as stated in this letter that one of our homeowners received from another soliciting law firm.

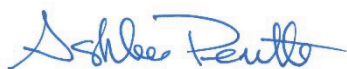
As you will see, the Agreement contains a lot of legalese. Please call me if you do not understand any of the terms. The most important thing for you to be aware of is that by accepting the settlement funds, you are agreeing to release all present and future claims, whether known or unknown, against the builders. This means that you will not be able to sue the builders again for original construction defects in your home. You may still bring a lawsuit for personal injury claims should any arise in the future.

We have included a fact sheet prepared by local attorney Marisa Balch so you can be fully informed of the repercussions of participating in these types of lawsuits. In addition, we have provided some reviews from homeowners who have worked with these attorneys in the past. You can also visit [www.fresnodefectcheck.com](http://www.fresnodefectcheck.com) and click “Links” for articles and information. Additional homeowner resources can be found at [GVHomes.com/know-your-rights](http://GVHomes.com/know-your-rights).

**Our customers and our homes are our highest priority. Granville proudly stands behind our products, and if you ever have any questions or concerns about the condition of your home, whether you purchased it new from Granville Homes or bought it on the resale market from a prior Granville homeowner, please do not hesitate to call. You can reach our Customer Care team at (559) 268-2000 or via email at [CustomerCare@GVHomes.com](mailto:CustomerCare@GVHomes.com).**

Thank you again for your continued support.

Best regards,



Ashlee Perritte  
Customer Care Manager

cc: Darius Assemi  
President

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