



*Sigma Nu* Fraternity  
Beta Rho Property Company

March 13, 2026

Brothers,

Beta Rho Property Company, Inc. (“Property Company”) must regretfully inform our alumni Brothers that we have been asked by Sigma Nu Fraternity, Inc. (“Nationals”) to assume responsibility for the operations of the active Beta Rho Sigma Nu Chapter under a form of supervised Chapter receivership called an Alumni Board of Receivers (“ABR”). At the direction of Sigma Nu Fraternity’s High Council, the active Chapter is currently expected to be operated under the direction and authority of the ABR over a period of not less than 12 months. Additionally, the University of Pennsylvania has placed the Chapter in a final disciplinary status whereby any further conduct infraction will result in the Chapter’s loss of University recognition.

This news comes after multiple years of Brotherhood challenges in Chapter operations, culminating in several health and safety incidents in academic years 2024/2025 and 2025/2026. Sigma Nu Fraternity placed the Beta Rho Chapter on an all-activity suspension and into an initial, temporary alumni receivership in December 2025. The Chapter cultural issues that manifested in amplified conduct problems over multiple years are the same ones that led to Beta Rho Property Company’s long running occupancy issues. We detailed our occupancy issues and earnest attempts to remedy them with the active Chapter in an alumni newsletter last October. Unfortunately, occupancy challenges continued despite our efforts, culminating in only six Chapter House leases being signed by Brothers for the upcoming leasing term. Regardless of the active Chapter’s operating status with Nationals or UPenn, the Chapter House cannot operate for Brothers under this level of occupancy.

The University has directed Sigma Nu Fraternity and the ABR to conduct a membership review to heavily scrub the existing membership in an attempt to change the culture of the current active Chapter. Additionally, UPenn has requested Nationals provide a dedicated National staff resource with direct on campus oversight of the reorganized Chapter, its operations and its recruiting efforts. Nationals, Property Company and the University are in the process of negotiating an acceptable



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operating arrangement geared to create a newly organized Beta Rho Chapter built for long-term success at UPenn. These discussions are ongoing with the active Chapter's operating status still in flux.

Beta Rho Property Company is dedicated to maintaining ownership of the Chapter House despite the challenging environment. Achieving this goal will require substantial effort and flexibility in operations while all parties attempt to remedy the active Chapter's cultural and operating deficiencies. While dedicated, we cannot guarantee a successful reorganization of the Chapter in the near-term.

When definitive direction for Chapter and Chapter House operations has been worked out, the Property Company will provide additional detail to alumni Brothers. We thank alumni Brothers for their trust and support as we begin this difficult process.

Fraternally,

Beta Rho Sigma Nu Fraternity Alumni Board of Receivers

Ryan Miller  
President, Beta Rho Property Company, Inc.

Neil Anand  
Vice President, Beta Rho Property Company, Inc.

Chris Paryse  
Advisor, Beta Rho Property Company, Inc.