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UNITED DOMINION REALTY TRUST INC  
Form 8-K  
May 14, 2003

SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): May 14, 2003

UNITED DOMINION REALTY TRUST, INC.

-----  
(Exact name of Registrant as specified in its charter)

|   |                       |                                      |
|---|-----------------------|--------------------------------------|
| Virginia  | 1-10524               | 54-0857512                           |
| -----   | -----                 | -----                                |
| (State or Other Jurisdiction<br>of Incorporation) | (Commission File No.) | (IRS Employer<br>Identification No.) |

1745 Shea Center Drive, Suite 200, Highlands Ranch, Colorado 80129

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(Address of principal executive offices) (Zip Code)

(720) 283-6120

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(Registrant's telephone number, including area code)

ITEM 5. Other Events

United Dominion Realty Trust, Inc (the "Company") is re-issuing, in an updated format, its historical financial statements for the fiscal years ended December 31, 2002, 2001, and 2000 in connection with the adoption of Statement of Financial Accounting Standards No. 145, "Rescission of FASB Statement No. 4, 44, and 64, Amendment of FASB Statement No. 13, and Technical Correction" (SFAS 145). The provisions of SFAS 145 related to the rescission of SFAS No. 4 require the Company to reclassify prior period items that do not meet the extraordinary classification into continuing operations. During the three years ended December 31, 2002, the Company has incurred such expenses and in compliance with SFAS 145 has reported those expenses as a component of continuing operations for each period presented and in its quarterly reports filed since December 31, 2002. Under SEC requirements for transitional disclosure, the reclassification of extraordinary items to continuing operations required by SFAS 145 is required for all previously issued annual financial statements for each of the three years shown in the Company's last Annual Report on Form 10-K, if those financials are incorporated by reference in subsequent filings with the SEC made under the Securities Act of 1933, even though those financial statements relate to periods prior to the date of the reclassification. This reclassification has

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no effect on the Company's reported net income available to common shareholders.

This Current Report on Form 8-K updates Items 6, 7, and 8 and Exhibit 12 of the Company's Annual Report on Form 10-K for the year ended December 31, 2002 (the "Form 10-K") to reflect extraordinary items as a component of continuing operations. The updated financial information is attached to this Current Report on Form 8-K as Exhibit 99.1. All other items of the Company's Form 10-K remain unchanged. No attempt has been made to update matters in the Form 10-K except to the extent expressly provided above.

### ITEM 7. Financial Statements, Pro Forma Financial Information and Exhibits

(c) Exhibits

| Exhibit No.<br>----- | Description<br>-----   | Index To Exhibit 99.1<br>-----   | Page Number<br>----- |
|----------------------|--|--|----------------------|
| 23.1                 | Consent of Independent Auditors  |  |                      |
| 99.1                 | Updated financial information for the years ended December 31, 2002, 2001 and 2000 |  |                      |
|                      |  | Selected Financial Data .....  | 6                    |
|                      |  | Management's Discussion and<br>Analysis of Financial Condition<br>and Results of Operations .....    | 7                    |
|                      |  | Financial Statements .....   | 20                   |
|                      |  | Computation of Ratio of Earnings to<br>Combined Fixed Charges and<br>Preferred Stock Dividends ..... | 56                   |

1

### Signatures

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

UNITED DOMINION REALTY TRUST, INC.

Date: May 14, 2003  
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/s/ Christopher D. Genry  
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Christopher D. Genry  
Executive Vice President and  
Chief Financial Officer

Date: May 14, 2003  
-----

/s/ Scott A. Shanaberger  
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Scott A. Shanaberger  
Senior Vice President and  
Chief Accounting Officer

2

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Exhibit Index

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