

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

[REDACTED]

Complainant,

vs.

[REDACTED]

Berea Heights Villas, LLC
125 Lions Club Road
Greenville, SC 29617

Berea Heights Villas, LLC
c/o Tax Credit Solutions, LLC
9789 Charlotte Hwy., Suite 400, #205
Fort Mill, SC 29707

Landmark Property Management, LLC
c/o [REDACTED] LLC, registered agent
624 S. Washington Avenue
Greenville, SC 29611

Respondents.

) BEFORE THE SOUTH CAROLINA
) HUMAN AFFAIRS COMMISSION
)

) SHAC No. H-1-19-022
) HUD No. 04-19-6068-8
)

) CONCIILIATION AGREEMENT
)

This compromise Conciliation Agreement is entered into by and between the South Carolina Human Affairs Commission (hereinafter "Commission"), on behalf of [REDACTED] (hereinafter "Complainant"), versus [REDACTED] Landmark Property Management, LLC, and Berea Heights Villas, LLC (hereinafter "Respondents").

WHEREAS, a verified complaint was filed on March 11, 2019 by Complainant against Respondent alleging a violation of the South Carolina Fair Housing Law and dual-filed with the United States Department of Housing and Urban Development (HUD) under the Federal Fair Housing Act, as amended.

I. CASE SYNOPSIS

Complainant alleged that Respondents allowed her neighbor to harass her and told her that she needed to move to a lower level apartment because the tenant in the unit beneath her complained about noise from her apartment. Complainant said she has complained to Respondent [REDACTED] about the downstairs tenant harassing her, but she is not aware of any actions to correct the downstairs tenant's behavior. Complainant said Respondents are urged her to move to a lower level apartment, but did not suggest a unit transfer to the other resident.

Respondents deny having discriminated against Complainant, but agree to settle the claims in the underlying action by entering into this Conciliation Agreement.

WHEREAS, the Commission and the parties hereto wish to reach a just resolution of the

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aforementioned dispute, and reach a full, equitable and final settlement of all matters arising out of the aforementioned complaint.

NOW, THEREFORE, the parties hereby agree and stipulate to the following:

II. GENERAL PROVISIONS

The terms set forth herein are contractual and not merely a recital.

- A. The parties acknowledge that this Agreement is a full settlement of the disputed complaint. The parties hereto state that they have read and fully understand the significance of the terms set forth herein and have executed this compromise Conciliation Agreement freely and voluntarily. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.
- B. By signing this Agreement both Complainant and Respondent state that they have had the opportunity to seek legal counsel regarding the effects of this Agreement.
- C. This conciliation agreement fully and completely resolves all issues arising out of SHAC Case # H-01-19-022 / HUD Case # 04-19-6068-8 through the effective date of this agreement. The Commission and the Charging Party will take no further legal action with respect to, and will not initiate any action pertaining to, the facts and events which led to the filing of the charge so long as the parties abide by the terms of this Conciliation Agreement.
- D. This Agreement, after it has been approved by the Commissioner of South Carolina Human Affairs Commission (SCHAC), is binding upon all Respondents, their employees, successors and all others in active concert with them in the ownership or operation of Berea Heights Villas (125 Lions Club Rd, Greenville, South Carolina 29617).
- E. It is understood that, pursuant to Section 31-21-120 (D) of the South Carolina Code of Laws Fair Housing Law, upon approval of this Agreement by the Commissioner of SCHAC, it is a public document.
- F. This Agreement does not in any way limit or restrict SCHAC's authority to investigate any other complaint involving Respondents made pursuant to the Fair Housing Law, or any other law within SCHAC's jurisdiction.
- G. This Conciliation Agreement constitutes closure of the complaint at HUD and South Carolina Human Affairs Commission upon a determination that Complainant(s) and Respondent(s) have complied with the terms of the Agreement.

III. PROVISIONS FOR THE PUBLIC INTEREST

In order to assure that the public interest is protected, Respondent, without admitting to any violation of the South Carolina Fair Housing Law or Federal Fair Housing Act, agrees to continue to take such affirmative action as may be necessary to assure the elimination of discriminatory housing practices and the prevention of their occurrence in the future, including, but not limited to the following:

- A. Respondent agrees to comply with all federal and state housing laws.

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- B. Respondent agrees to apply consistently its standards for acceptance and rejection of housing applicants in an objective manner.
- C. Respondent agrees to allow any qualified person the right to purchase, rent, or occupy a dwelling regardless of race, color, religion, sex, disability, familial status, or national origin.
- D. Respondents shall prominently display a Fair Housing Poster, pursuant to 24 C.F.R. Part 110, at all rental offices that Respondent currently or subsequently uses for the rental of dwellings. Respondents shall submit a photograph of the Berea Heights Villas rental office to the address in Section IV to show compliance with this provision.
- E. Respondents and Respondents' employees agree to attend Fair Housing training provided by the South Carolina Human Affairs Commission within six months from the date of the executed agreement. Respondents are responsible for scheduling training with Commission in the appropriate period in order to remain in compliance with this Agreement.

IV. RELIEF FOR COMPLAINANT

- A. Respondents Berea Heights Villas, LLC and Landmark Property Management Company, LLC agree to remove all noncompliance documentation pertaining only to this incident from Complainant's resident file.

Effective with the date of this executed agreement, Respondents reserve the right to review any future incidents and enforce the rules and regulations noted in the Lease Agreement Complainant signed at move in. Respondents will adhere to and follow company policies and procedures when it comes to any future noncompliance pertaining to the rules and regulations of the Lease Agreement. Per Respondents' company policies, Complainant will have the right to request an informal meeting in attempt to resolve any noncompliance within the 10-day cure period.

- B. Respondents agree that there shall be no discrimination or retaliation of any kind against Complainant or any person who assisted the Commission in the filing of this charge or in the investigation of this matter.

V. RELEASE BY COMPLAINANT

- A. Upon compliance with the terms of Paragraph IV through herein, Complainant agrees to release and forever discharge Respondent and Respondent's employees, agents, successors, insurers, and assigns from any and all claims which may be raised on account of the matters raised herein.

VI. BREACH OF CONCILIATED TERMS

- A. Nothing in this Agreement shall be construed to preclude the Commission and/or any aggrieved individual(s) from bringing suit to enforce this Agreement in the event that Respondent fails to perform the promises and representations contained herein. Neither does it preclude the Commission from filing charges in the future concerning events occurring after the execution of this conciliation agreement. The Commission shall determine whether Respondent has complied with the terms of this agreement. In the event that the Commission determines that Respondent has

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not complied with the terms hereof, the Commission shall send written notice to Respondent and Respondent shall be given a reasonable time period to remedy such non-compliance.

B. Complainant(s) and Respondent(s) agree that this Agreement may be used as evidence in a subsequent proceeding in which any of the parties allege a breach of this Agreement.

VII. REPORTING & RECORDKEEPING

Parties shall submit proof of compliance with the terms of this Agreement to:

South Carolina Human Affairs Commission
Fair Housing Division
Attention: [Redacted]
1026 Sumter Street, Suite 101
Columbia, SC 29201

The submitter of any documentation should include the SHAC and HUD case numbers, which are as follows:

SHAC No. H-01-19-022
HUD No. 04-19-6068-8

VIII. COMMISSION REVIEW

A. Subject to the provisions of Section 814 of the Fair Housing Act, as amended, 42 U. S. C. Section 3614, and in accordance with the provisions of State Regulations R. 65-225.G., the Commission may, from time to time, review compliance with this Conciliation Agreement, and, if necessary, recommend to the South Carolina Attorney General that a civil action be filed to seek the enforcement of any of the terms set forth herein.

IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and signed by the Commissioner of the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on the day and date indicated.

[Redacted Signature] _____
Complainant (Date) 5/28/19

[Redacted Signature] _____
Berea Heights Villas, LLC, Respondent (Date) 5-28-19
Representative

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[Redacted]
[Redacted]
[Redacted]

Respondent

5-28-19

(Date)

5/29/2019

(Date)

Landmark Property Management, LLC, Respondent
Representative

[Redacted]
[Redacted]

Conciliator

5-30-19

(Date)

Approved on Behalf of the Commission

Raymond Buxton II
Raymond Buxton II, Commissioner

5/31/19

(Date)

