

## Settlement Agreement

Complainant: \_\_\_\_\_ MHRC No. \_\_\_\_\_

Respondent: \_\_\_\_\_ HUD (FHA) No. \_\_\_\_\_

1. In exchange for the promises made by the Respondent, set forth in this Agreement, Complainant hereby releases and agrees not to sue the Respondent and agrees not to take or seek any further action with regard to any matters which were or might have been alleged as complaints under the Maine Human Rights Act or the federal Fair Housing Act and the Maine Human Rights Commission, hereinafter referred to as the Commission, agrees to take no further action with regard to any such matters.
2. The parties agree that the provisions and stipulations of this Agreement shall constitute a full and complete settlement of the complaint filed by Complainant under the Maine Human Rights Act and, pursuant to 42 U.S.C. §3610, the U.S. Department of Housing and Urban Development (HUD) shall take no further action on the complaint under the federal Fair Housing Act. The parties acknowledge that that this Agreement constitutes closure of the complaint filed with HUD and that the Commission will close the complaint when it has verified that the terms of this Agreement are met.
3. It is understood that this Agreement does not constitute an admission by the Respondent of any violation of the Maine Human Rights Act, 5 M.R.S.A. §4551, et seq. or the federal Fair Housing Act, 42 U.S.C. §3601 et seq., nor will any action taken by the Respondent toward compliance with the terms and conditions of this Agreement be construed to constitute an admission by the Respondent of any violation of the Maine Human Rights Act or the federal Fair Housing Act.
4. Respondent agrees to conduct all housing-related practices and transactions in a manner that does not violate the federal Fair Housing Act or the Maine Human Rights Act, which prohibits discrimination in housing on the basis of race, color, sex, religion, national origin/ancestry, familial status, mental and physical disability, and receipt of public assistance.
5. Respondent agrees that there shall be no discrimination or retaliation of any kind against the Complainant or any other person because of opposition to any practice declared unlawful under the Maine Human Rights Act or the federal Fair Housing Act, or because of the filing of a complaint, giving testimony, or assistance, or participation in any manner in any investigation, proceeding, mediation, or hearing under the Maine Human Rights Act or the federal Fair Housing Act.
6. The parties agree that this Agreement may be used as evidence in a subsequent proceeding in which any of the Parties alleges a breach of this Agreement. The Commission shall be considered a party to this Agreement.

7. The Commission's participation in the signing of this Agreement does not reflect that a judgment has been made by the Commission on the merits of the complaint.
8. This Settlement Agreement becomes effective upon signing. The Agreement may be monitored by the Commission to ensure that the terms are met.
9. Pursuant to the Maine Human Rights Act, 5 M.R.S.A. §4612(3), nothing said or done by the parties in reaching this settlement, including the Settlement Agreement itself, may be made public without the written consent of the parties.

or

The parties hereby give their written consent that this Agreement shall be made public.

10. (Optional) This Agreement is binding upon Respondent and all others in active concert with them in the ownership or operation of [name of subject property]. In the event [name of subject property] is sold prior to full performance of all the provisions of this Agreement, the current owner of record, [name], agrees to incorporate the obligations under this Agreement into the contract of sale.
11. (Optional) Respondent agrees that all its future housing-related advertising will include the words Equal Housing Opportunity or the HUD Equal Housing Opportunity logo and that it will display the MHRC Fair Housing Poster in all appropriate locations.
12. In exchange for the promises made by the Complainant and the Commission set forth in this Agreement, the Respondent agrees:
  - a.
  - b.
  - c. Respondent agrees to provide written notice to the Commission within \_\_\_\_ days of satisfying each obligation specified in paragraphs \_\_\_\_ of this Agreement.

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_

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Date

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Barbara Lelli, Investigator  
Maine Human Rights Commission

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Date