

SETTLEMENT AGREEMENT

This Settlement Agreement ("Settlement Agreement" or "Agreement") is entered into by and between the United States of America, through the Department of Justice on behalf of the Department of Housing and Urban Development ("HUD") and its Secretary, Alfonso Jackson (collectively, the "Agencies"), and Jarrell Brock, Janice Brock, and Valley View Village South Development, L.L.C. (collectively, "Defendants"). Defendants and the Agencies are collectively referred to in this Agreement as the "Parties."

WHEREAS the Interstate Land Sales Full Disclosure Act, 15 U.S.C. §§ 1701 et seq. ("Act"), requires certain developers, as that term is defined in Section 1701(5) of the Act, to file a statement of record with HUD and to furnish a property report to purchasers of lots subject to the Act, prohibits developers from engaging in improper or fraudulent practices in connection with the sale of lots subject to the Act, and provides that failure to provide a property report to a purchaser authorizes the purchaser to rescind the purchase transaction;

WHEREAS Defendants and their agents were engaged in the sale of real estate lots in subdivisions located in Taney County, Missouri, which are owned by Defendants and referred to as "Valley View Village South" subdivisions (the "Subdivisions");

WHEREAS the Agencies allege that, in connection with the sale or attempted sale of lots located in the Subdivisions, Defendants were "developers" under the Act and failed to file a statement of record with HUD and to furnish property reports to certain purchasers, and further that Defendants or their agents engaged in a series of improper sales practices in connection with the sale or attempted sale of lots located in the Subdivisions (collectively, the "Prohibited