

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

Director of the Manufactured Housing and)
Modular Units Program of the Public)
Service Commission,)
)
Complainant,)
)
v.)
)
America's Homes Brokers, Inc.,)
)
Respondent.)
)

Case No. MC-2005-0028

STIPULATED AGREEMENT

This *Stipulated Agreement* is made and entered into this 28th day of April, 2005, by and between the Director of the Manufactured Housing and Modular Units Program of the Missouri Public Service Commission ("Director", "Program", and "Commission") and America's Homes Brokers, Inc. ("America's Home"), a Missouri Corporation.

RECITALS:

A. The Manager filed a *Complaint* against America's Home on or about the 22nd day of July 2004, in Commission Case No. MC-2005-0028.

B. The *Complaint* alleged that America's Home failed to properly comply with the setup procedures for a manufactured home and failed to correct such problems within a reasonable time; altered a manufactured home without approval; and failed to correct various code violations as identified in inspection reports within ninety days after being ordered to do so.

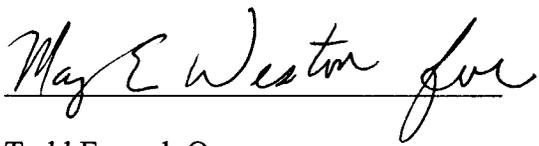
C. Since the evidentiary hearing in this matter on March 3, 2005, the Parties have worked toward a resolution of the issues in this case and the parties desire to resolve the issues in this case on terms that are satisfactory to the Commission.

NOW, THEREFORE, the parties agree and stipulate as follows:

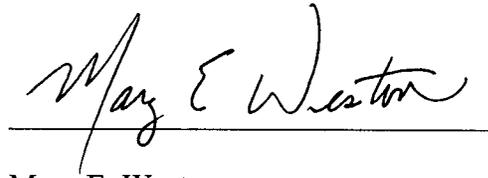
1. The Director agrees to move to dismiss this Case No. MC-2005-0028 if the Commission approves this *Stipulated Agreement*.
2. America's Home will pay a \$1,000.00 penalty to the Commission within ten (10) days of the Commission's approval of this *Stipulated Agreement*.
3. America's Home will have corrected all deficiencies noted in the Complaint to the satisfaction of the homeowners and Director within forty-five days after the filing of this *Stipulated Agreement*.
4. America's Home will have corrected or resolved deficiencies noted in three additional inspection reports that were prepared since the filing of this case before the Commission, within forty-five days after the filing of this *Stipulated Agreement*.

The parties hereby agree to the terms of this stipulated agreement and do hereby submit this agreement for approval by the Commission.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.



Todd Freund, Owner
America's Home Brokers, Inc.



Mary E. Weston
Assistant General Counsel
Missouri Bar No. 54669
Attorney for the Manager of the
Manufactured Housing and Modular Units
Program of the Missouri Public Service
Commission
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573-751-6726 (Telephone)
573-751-9285 (Facsimile)
Mary.Weston@psc.mo.gov (E-Mail)

Weston, Mary

From: laurencedmass@charter.net
Sent: Thursday, April 28, 2005 8:22 AM
To: mary.weston@psc.mo.gov
Subject: Re: RE: Updated Agreement

dear mary

after reviewing your email and the stipulated agreement with todd this morning, we are in agreement with your filing the stipulated agreement with the psc. this email will serve as my permission for you to sign the attached stipulated agreement on behalf of my client and to file the stipulated agreement with the public service commission. thank you for your assistance.