

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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**V.**

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**SUE A. WILLISON**

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**Case Nos.: 2012- RE-002, et al**

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**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission ("Commission") based on numerous complaints filed against the Respondent, Sue A. Willison, by Domokos Hajdo ("Complainant") and the other Complainants listed in Appendix A, which is attached to and incorporated as part of this Consent Order. Based on these complaints and an investigation commenced by the Commission, it was determined that administrative charges against the Respondent were appropriate and that an administrative hearing on those charges should be held.

Prior to the completion of the investigation, the issuance of charges, and the scheduling of these matters for a formal hearing, the Commission and the Respondent agreed to enter into this Consent Order to provide for the resolution of the complaints and issues regarding the claims against the Real Estate Guaranty Fund (Guaranty Fund) that have been filed by Mr. Hajdo and the Complainants listed in Appendix A, and those that may be filed in the future against the Respondent, and which present the same or similar issues resulting from the Respondent's actions as a property manager with West Patrick Property Solutions.

**The Commission and the Respondent agree and stipulate as follows:**

1. At all times relevant to the matters set forth in this Consent Order, the Commission had jurisdiction over the subject matter and the Respondent.
2. The Respondent was licensed as a salesperson, license registration number 05-34796, and at the time of the events at issue was affiliated with West Patrick Property Solutions, a property management company located at 622 West Patrick Street, in Frederick, Maryland.

3. The Respondent's license expired on September 7, 2011.
4. The complaints received by the Commission generally allege that the Respondent failed to promptly account for or to remit money that belonged to someone else, and that she received in her capacity as property manager and pursuant to the terms of the property management agreements she entered into with the Complainants.
5. The Respondent admits that her actions in failing to account for or submit the funds to the Complainants, violated the provision of Title 17, §17-322 (b) (22) of the Business Occupations and Professions Article, Maryland Annotated Code, which provides:

**Section 17-322 (b) (22)**  
**Business Occupations and Professions Article**  
**Maryland Annotated Code**

"[F]ails to account for or to remit promptly any money that comes into the possession of the licensee but belongs to another person;"

6. The Respondent consents to the entry of an Order by the Commission that her actions, as described in this Consent Order, violated §17-322 (b) (22). The Respondent agrees to a revocation of the licenses previously granted to her by the Maryland Real Estate Commission. The Respondent further agrees not to apply to renew or reinstate the previous licenses, and not to apply for a new license to engage in or assist in the provision of real estate brokerage services in the State at any time in the future.
7. The Respondent acknowledges and agrees that by entering into this Consent Order, she expressly waives the right to have the Commission complete its investigation of these matters, issue charges, and have an administrative hearing on the charges, the issuance of Findings of Fact and Conclusions of Law by an independent Administrative Law Judge, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter, and any rights to take an appeal from this Consent Order.
8. The Respondent enters into this Consent Order freely, knowingly and voluntarily, and with the advice of counsel.
9. The Commission accepts this Consent Order as the full and final resolution of the regulatory actions taken or that could be taken by the Commission in connection with the complaints filed by the Complainants, and any future complaints filed with the Commission against the

Respondent and arising out of the Respondent's actions as a property manager with West Patrick Property Solutions. The Commission agrees not to seek up to \$5000.00 civil penalty per violation in the above referenced complaints.

**BASED ON THESE STIPULATIONS, IT IS THIS 22<sup>nd</sup> DAY OF November, 2011, BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated §17-322 (b) (22) of the Business Occupations and Professions Article, Maryland Annotated Code, for failing to promptly account for or to remit money that came into her possession, but belonged to another person;

**ORDERED** that any license the Respondent holds with the Commission is revoked and that the Respondent will surrender the license within seven (7) days of the date of this Consent Order; and that the Respondent not apply for the renewal or reinstatement of the previously issued licenses, and not apply to the Commission in the future for a license to engage in the provision of or assist in the provision of real estate brokerage services in the State.

**ORDERED**, that the Respondent will not contest the Guaranty Fund claims submitted by the Complainants nor any future claims filed against the Respondent that involve the Respondent's actions while a property manager at West Patrick Property Solutions. Further, that the claims will reviewed by the Commission, and in accordance with §17-404, will be set for hearing or dismissed and that the Respondent will not appeal any decision by the Commission of the award or dismissal of the claims filed.

**ORDERED**, that the Commission's records and publications reflect the terms of this Consent Order.

**MARYLAND REAL ESTATE COMMISSION:**

**SIGNATURE ON FILE**

By:

**SIGNATURE ON FILE**

**AGREED:** \_\_\_\_\_  
Sue A. Willison, Respondent

**DATE:** 11/22/11