

MARYLAND REAL ESTATE
COMMISSION

* BEFROE THE MARYLAND
* REAL ESTATE COMMISSION

V.

*

CAROL CLAPP

* COMPLAINT NO: 2017-RE-185

Respondent
License No: 639523

* * * * *

SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Ali Soltani (Complainant). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 2017-RE-185.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Taylor Properties.
2. The charges in this matter arise from the Respondent representing her husband in the sale of his property.
3. The Respondent failed to disclose in the contract a relationship between the seller and the listing agent.
4. The Respondent states the parties were aware of the relationship however she mistakenly forgot to add the disclosure in the contract.
5. There is no evidence that the buyer and buyer's agent were aware the Respondent was related to the seller.
6. The contract did not settle and the complainant filed a claim for the home inspection fee, the appraisal, and for attorney fees.
7. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.

9. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

10. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 23rd day of May, 2017, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated the Code of Maryland Regulations, 09.11.02.02 D,

ORDERED that the Respondent accepts a reprimand and pay a fine of \$1,500.00 within sixty (60) days of the date of this Consent Order and

ORDERED that if the Respondent fails to comply with the prescribed terms of the Order, the real estate license shall be suspended until such time that the terms are met and it is further

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

SIGNATURE ON FILE

CAROL CLAPP

SIGNATURE ON FILE

MARYLAND REAL ESTATE
COMMISSION

DATE

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