

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

\*

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V.

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**MARY ANN O'MALLEY  
Long & Foster Real Estate Inc.  
6080 Falls Road, Suite 107  
Baltimore, Maryland 21209**

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**Case No: 195- RE-2015**

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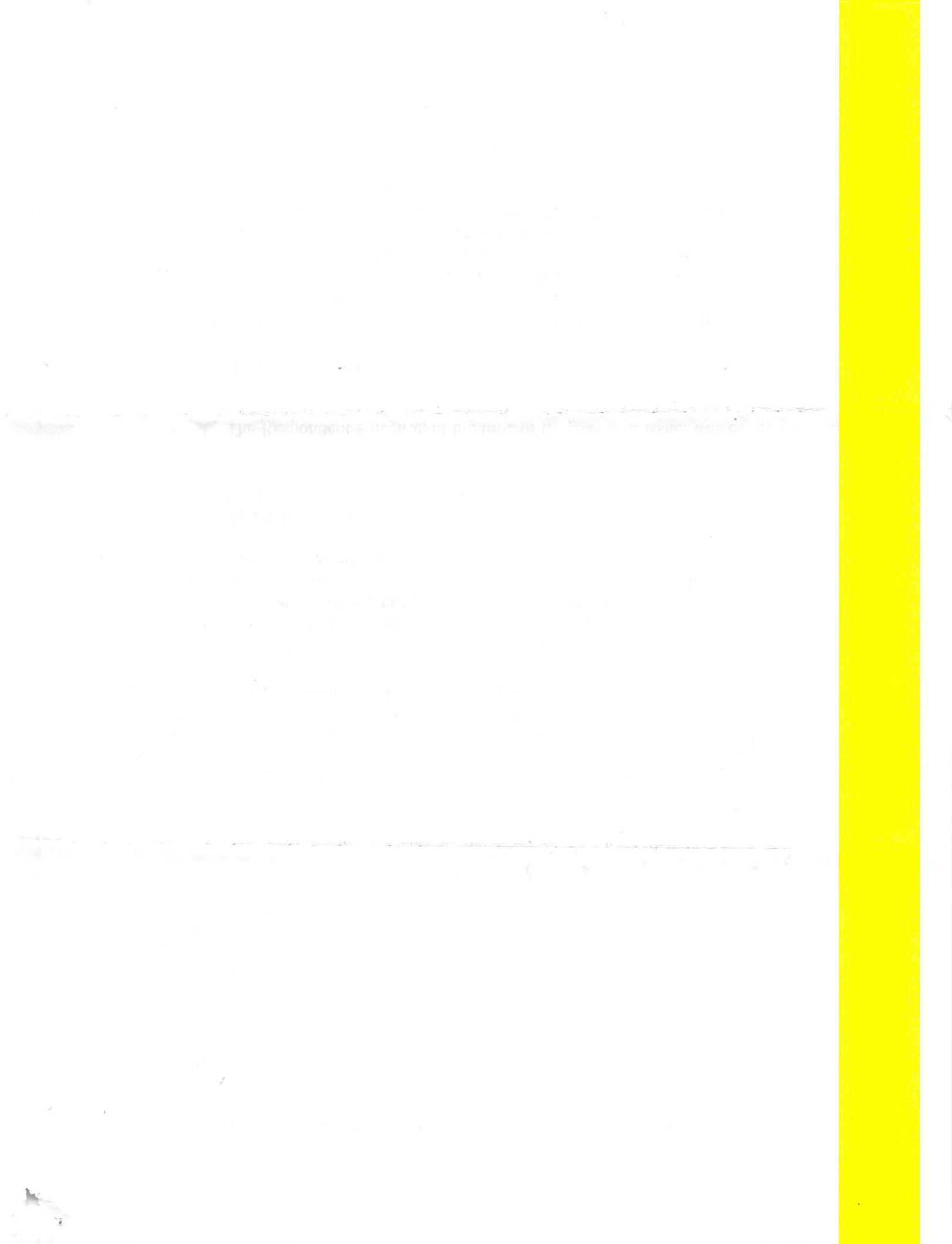
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**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed against Mary Ann O'Malley ("Respondent"). Based on the complaint and review of the complaint, the Commission determined that administrative charges against the Respondent, real estate salesperson, Mary Ann O'Malley, license registration number, 05-504377 ("Respondent"), are appropriate and that an administrative hearing on those charges should be held.

To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland. 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 has had jurisdiction over the subject matter and the Respondent.
2. The Respondent's license, at the time of the events at issue, was expired as of August 5, 2014 and not renewed/reinstated until September 12, 2014. The allegation by the Complainant in this matter occurred between September 2, 2014 and September 12, 2014.
3. On or about, September 16, 2014, Complainant received an email from the Respondent stating that she was providing real estate brokerage services without an active license. Respondent alleges that she was working with a relative since the beginning of June to prepare their home for sale. The listing for the home was executed on September 2, 2014 and given to Respondent's brokerage Long and Foster Real Estate. Respondent's license was expired on that date.



4. The Respondent admits she presented herself as a licensee when her license was expired has violated Section 17-301 (a) (2) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-301 (a) (2)  
Business Occupations and Professions Article  
Maryland Annotated Code**

(a) (2) except as otherwise provided in this title, an individual shall be licensed by the Commission as a real estate broker or a real estate salesperson before the individual, while acting on behalf of a real estate broker, may provide real estate brokerage service in the State.

5. The Respondent consents to the entry of an Order that her conduct, as described in this Consent Order, violates Section 17-301 (a) (2) of the Business Occupations and Professions Article, Maryland Annotated Code she agrees to pay a civil penalty in the amount of \$250.00 to the Commission within thirty (30) days of the execution of this Consent Order.
7. By entering into this Consent Order, the Respondent expressly waives the right to an administrative hearing on the charges, in the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter and any rights to appeal from the Commission's Order.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 195 -RE-2015.

**BASED ON THESE STIPULATIONS, IT IS THIS 10th DAY OF December, 2014 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated Section 17-301 (a) (2) of the Business Occupations and Professions Article, Maryland Annotated Code for representing herself as an license agent when her license was expired; and it is further

**ORDERED** the Respondent will pay a civil penalty in the amount of \$250.00 within thirty (30) days of the execution of this Consent Order.

**ORDERED** that should the Respondent fail to pay the civil penalty within the 30 days after signing the Order, the Commission will suspend the license of the Respondent until such time as the payment is made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violations of Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code.

October 30, 2014

**CERTIFIED MAIL/FIRST CLASS MAIL**

Mary Ann O'Malley  
Long & Foster Real Estate Inc.  
6080 Falls Road, Suite 107  
Baltimore, Maryland 21209

Re: Maryland Real Estate Commission vs. Mary Ann O'Malley  
Case No. 195-RE-2015

Dear Ms. O'Malley:

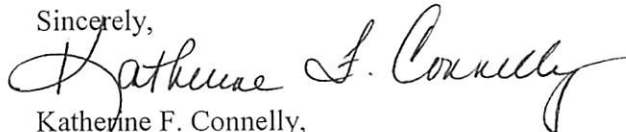
As you are aware the Maryland Real Estate Commission has a complaint against you for allegedly providing real estate services without a license. You have advised us that this was in fact the case.

To resolve this matter without the issuance of charges and a formal hearing, the Panel is offering a Consent Order to you in which you would pay a civil penalty in the amount of \$250.00 and you would consent to the violation of Section 17-301 (a) (2) of the Business Occupations and Professions Article, Maryland Annotated Code. The Consent Order would be part of the public records maintained by the Commission. If this matter would go to a hearing you may be subject to a fine up to \$5,000.00 per violation.

I have enclosed a proposed Consent Order for your review and signature. If acceptable, execute the Consent Order and return it to the Commission with your check or pay by invoice within thirty (30) days of the date of this letter. If the Consent Order is not returned or you choose not to accept this as a resolution of the complaint, the Commission will proceed with formal charges and a hearing in this matter.

Should you have any questions, please contact Brenda Iman of the Commission's staff, at (410) 230-6204.

Sincerely,



Katherine F. Connelly,  
Executive Director

KFC/bai  
Enclosure



RECEIVED  
DEC 08 2014  
MARYLAND REAL ESTATE  
COMMISSION