

MARYLAND REAL ESTATE  
COMMISSION

v.

TASHA FREEMAN

\* BEFORE THE  
\* MARYLAND REAL  
\* ESTATE COMMISSION  
\* REC CASE NO. 2019-RE-188  
\* OAH CASE NO. LABOR-REC-21-20-27632

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Dawn Wike (“Complainant”). Based on the complaint, the Commission determined that administrative charges against Tasha Freeman, the Respondent Real Estate Salesperson (“Respondent”), license registration number 05-648258, are appropriate and that an administrative hearing on those charges should be held. The Commission transmitted the matter to the Office of Administrative Hearings (“OAH”). The OAH scheduled a hearing for February 26, 2021 to be conducted via WebEx.

Prior to the hearing, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement 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. Respondent Tasha Freeman is currently licensed by the Commission as a Real Estate Salesperson and holds license registration number 05-648258. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. The charges against the Respondent arise out of a purchase contract for 157 Fleet Street, Unit 711, Oxon Hill, MD (the “Property”). On July 10, 2018, a purchase contract was executed reflecting an Earnest Money Deposit (EMD) of \$3,220.00. On September 10, 2018, a subsequent contract was entered into reflecting an EMD of \$500.00. At the time of the transaction, the Respondent was licensed as a salesperson through Samson Properties. It is further alleged that Respondent was the buyer’s agent representing the purchaser in this transaction.

3. The Respondent never collected the EMD’s reflected in either contract.

4. It is also alleged that, upon the Complainant's filing of the above-referenced complaint, the Commission notified Respondent of the complaint and the requirement that she respond to the Commission in writing within 30 days pursuant to COMAR 09.11.01.12, by mail to her address on record. It is alleged that Respondent failed to timely respond to the complaint in writing.

5. Business Occupations and Professions Article ("BOP") §§ 17-322(b)(25), (32) and (33) and (c) provide:

**§ 17-322. Denials, reprimands, suspensions, revocations, and penalties - Grounds.**

(b) *Grounds.* – Subject to the hearing provisions of § 17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

(25) engages in conduct that demonstrates bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings;

(32) violates any other provision of this title;

(33) violates any regulation adopted under this title or any provision of the code of ethics; or

(c) *Penalty.*– (1) Instead of or in addition to reprimanding a licensee under this section or suspending or revoking a license under this section, the Commission may impose a penalty not exceeding \$5,000.00 for each violation.

6. The Respondent admits that by failing to collect the Earnest Money Deposits as reflected in the relevant purchase contracts, she was in violation of BOP § 17-322(b)(25).

7. The Respondent, by entering into the Consent Order and Settlement Agreement, expressly waives the right to an administrative hearing on the charges and 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 Respondent consents to the entry of an Order that her conduct violated BOP § 17-322(b)(25), she consents to the imposition of a Reprimand against her license registration number 05-648258 and she agrees to pay a civil penalty of \$1,000.00. The civil penalty is to be paid within

thirty (30) days of the execution of this Consent Order and Settlement Agreement. Respondent also agrees to attend nine (9) hours of continuing education.

9. If the Respondent does not pay the \$1,000.00 civil penalty within the proscribed thirty (30) days, the Respondent's license registration number 05-648258 will be automatically suspended until the payment is made.

**BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 22<sup>ND</sup> DAY OF April, 2021 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that the Respondent's conduct violated BOP § 17-322(b)(25); and it is further

**ORDERED** that the Respondent shall be imposed a REPRIMAND against her license; and it is further

**ORDERED** that the Respondent be assessed a total civil penalty of \$1,000.00 for the violation, which is payable to the Commission within thirty (30) days of the execution of this Consent Order and Settlement Agreement; and it is further

**ORDERED** that if payment of the civil penalty is not made within thirty (30) days, the Respondent's license registration number 05-648258 will be automatically suspended until the payment is made; and it is further

**ORDERED** that the Respondent shall attend nine (9) hours of continuing professional education; and it is further

**ORDERED** that the Commission's records and publications reflect the violation and civil penalty imposed on the Respondent.

03/09/2021  
Date

**SIGNATURE ON FILE**  
\_\_\_\_\_  
Respondent Tasha Freeman

**MARYLAND REAL ESTATE COMMISSION:**

4/22/2021  
Date

**SIGNATURE ON FILE**  
By: \_\_\_\_\_