

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

*

v.

*

CHRISTIAN A. HANDY

*

Agency Case No.:2009-RE-007

Respondent

*

* * * * *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission (“Commission”) based on a complaint filed by Igal Abergal. Based on the complaint, the Commission determined that administrative charges against Christian A. Handy, (“the Respondent”), were appropriate and that a hearing on those charges should be held. Prior to scheduling the hearing, the Commission and the Respondent reached an agreement to settle this matter. The Commission and the Respondent consent to the entry of this Order as the final resolution of Complaint No. 2009-RE-007.

It is stipulated by the parties that:

1. The Respondent was licensed an associate broker (License Reg. No. 03-526011) at all times relevant to this case and is currently licensed in that capacity.
2. At the time of the events at issue, the Respondent was affiliated with Long & Foster Real Estate, Inc.
3. On or about April 24, 2008, the Respondent sold the home located at 409

Oak Knoll Terrace in Rockville, Maryland. The home was owned by the Complainant's wife.

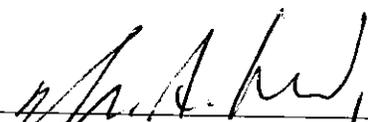
4. Subsequent to the sale, the Respondent mailed out an advertisement regarding the sale. The advertisement indicated that the Respondent had sold a home owned by a licensed real estate agent from a competitor's company.
5. Upon seeing the advertisement, the Complainant filed this complaint with the Commission alleging that the advertisement did not present an accurate description of the sale. The home sold by the Respondent was not owned by a licensed real estate agent, as advertised by the Respondent. In addition, the listing was placed with the Respondent because the Complainant, a part-time real estate agent, did not have time to handle the sale personally, and had referred his wife to the Respondent.
6. The Respondent had a duty to present a true and accurate picture in the advertisements he distributed to the public.
7. The Respondent agrees to a reprimand for a violation of Section 17-322(b)(33) of the Maryland Real Estate Broker's Act, BOP Article, Maryland Annotated Code in connection with COMAR 09.11.02.01G.
8. The Respondent enters into this Consent Order freely, knowingly, voluntarily, and with the opportunity to consult with counsel.

BASED ON THESE STIPULATIONS, IT IS THIS 16 DAY OF Feb,

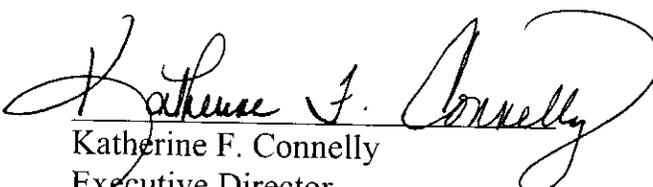
2009, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent be reprimanded for the violation.

ORDERED that, this matter shall be closed and the records and publications of the Commission reflect the matter was resolved by Consent Order.



Christian A. Handy, **Respondent**



Katherine F. Connelly
Executive Director
Maryland Real Estate Commission

MARYLAND REAL ESTATE
COMMISSION

V.

STEPHEN HOWISON

Respondent
License No: 22863

* BEFROE THE MARYLAND
* REAL ESTATE COMMISSION
*
* COMPLAINT NO: 2009-RE-158

* * * * *

SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Lane Whitfield against Stephen Howison (respondent). 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. 09-RE-158.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Keller Williams Select Realtors.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 383 Argyle Avenue in Pasadena, Maryland.
3. The Respondent signed a listing agreement with the complainant and her spouse for an offering price of \$799,999.00.
4. During the listing period, the listing price was lowered without the written authorization of both owners.
5. It is alleged by the complainant that she was not informed of any price change and felt misrepresented in the listing of the property.
6. The listing agreement between the owners and Keller Williams Select Realtors was terminated shortly after the price change.
7. The Respondent enters this Consent Order freely, knowingly, and voluntarily and with the advice of counsel.

8. 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.

9. 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 April, 2009, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated the Code of Maryland Regulations, Title 09.11.02.01 H

ORDERED that the Respondent pay a fine of \$500.00 within thirty days of this order and it is further *1/2k RFE*

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

ORDERED if Respondent fails to pay fine within the agreed time frame, the Respondent's license will be suspended until receipt of entire \$500.00 fine.

Stephen J. Howison
STEPHEN HOWISON

Katherine J. Connelly
COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

23
4-28-09
DATE