

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

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CASE NO. 226-RE-2015

V.

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Ravijit S. Soni
Long & Foster Real Estate, Inc.
8737 Colesville Road, Suite 102
Silver Spring, Maryland 20910
Lic. Reg. 05-635588

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Kenneth Culbreath ("Complainant") against the Respondent Real Estate Salesperson Raviji S. Soni, license registration number 05-635588. Based on the complaint the Commission conducted an investigation, and as a result of the investigation, the Commission determined would be appropriate to issue a Statement of Charges and Order for Hearing ("Charge Letter") against the Respondent and to transmit the matter to the Office of Administrative Hearings for a hearing on the regulatory charges. Prior to the issuance of a Charge Letter, the Commission and the Respondent have agreed to resolve this matter without a formal hearing by entering 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. 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 Respondent is currently licensed by the Commission as a real estate salesperson affiliated with Long and Foster Real Estate Inc., license registration number 5-635588. At the time of the events at issue in this matter, the Respondent was affiliated with real estate broker Husni Kuraishi of A-K Real Estate, Inc.

3. On or about November 3, 2014 the Complainant made a contract offer to seller the US Bank Trust National Association, to purchase residential real property known as 9513 Brookfield Street, Waldorf, Maryland, which was ratified by the seller on or about November 14, 2014.

4. At the time the contract offer was made and when it was ratified, the Respondent was the Complainant's buyer's agent.

5. Using "DocuSign", the Respondent electronically placed the Complainants' initials on the bottom of page one of the contract of sale; on pages one and two of the VA financing addendum, and on pages one and two of a termite inspection report without the Complainants knowledge or authorization.

6. The Respondent admits that he has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b)(25) and (33) as well as Code of Maryland Regulations ("COMAR") 09.11.02.01C and 09.11.02.02A, which 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 dealing;

* * *

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

**Code of Maryland Regulations
Title 09 DEPARTMENT OF LABOR, LICENSING, AND REGULATION
Subtitle 11 REAL ESTATE COMMISSION
Chapter 02 Code of Ethics**

.01 Relations to the Public

C. The licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field. The licensee shall endeavor to eliminate in the community any practices which could be damaging to the public or to the dignity and integrity of the real estate profession. The licensee shall assist the commission charged with regulating the practices of brokers, associate brokers, and salespersons in this State.

.2 Relations to the Client

A. accepting employment as an agent, the licensee shall protect and promote the interests of the client. This obligation of absolute fidelity to the client's interest is primary, but it does not relieve the licensee from the statutory obligations towards the other parties to the transaction.

7. The Respondent consents to the entry of an Order that he has violated BOP §17-322(b)(25) and (33) as well as COMAR 09.11.02.01C and 09.11.02.02A. In accordance with BOP §17-322(c), the Respondent agrees to pay a civil monetary penalty

in the amount of six thousand dollars (\$6000.00) within sixty days of the date of this Consent Order and Settlement Agreement.

8. The Respondent agrees that should he fail to pay the civil penalty within sixty days of the date of this Consent Order and Settlement Agreement, his license registration number 05-635588 shall be automatically suspended and shall continue to be suspended until the civil penalty has been paid in full.

9. The Respondent, by entering into the Consent Order and Settlement Agreement, expressly waives the right to an administrative hearing on the charges before the Office of Administrative Hearings, the making of Findings of Fact and Conclusions of Law by an administrative law judge, any and all further proceedings before the Commission, and any rights to appeal from this Consent Order to any court of competent jurisdiction.

10. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 226-RE-2015.

BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS
21st DAY OF February, 2018 BY THE MARYLAND REAL
ESTATE COMMISSION:

ORDERED that the Respondent's has violated BOP §17-322(b)(25) and (33) as well as COMAR 09.11.02.01C and 09.11.02.02A ;and it is further,

ORDERED that for the violations the Respondent is assessed a civil monetary penalty of six thousand dollars (\$6000.00), which amount is payable to the Commission within sixty days of the date of this Consent Order and Settlement Agreement, and it is further

ORDERED that should the Respondent fail to pay the civil penalty within sixty days of the date of this Consent Order and Settlement Agreement, his license registration number 05-635588 shall be automatically suspended and shall continue to be suspended until the civil penalty has been paid in full; and it is further

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

MARYLAND REAL ESTATE COMMISSION:

By: _____

ANNE S. COOKE
COMMISSIONER

AGREED:

SIGNATURE ON FILE

Ravijit S. Soni, RESPONDENT

2/14/18

DATE