

MARYLAND REAL ESTATE  
COMMISSION

V.

CASSANDRA R. SMITH

Respondent  
License No: 597986

\* BEFORE THE MARYLAND  
\* REAL ESTATE COMMISSION  
\*  
\* COMPLAINT NO: 2009-RE-472

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Lena Branch against Cassandra Smith (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-472.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Century 21/Trademark Realty Inc.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 805 Finch Drive in Hyattsville, Maryland.
3. The Respondent signed a listing agreement with the complainant for an offering price of \$379,900.00.
4. During the listing period, the listing price was lowered several times without the written authorization of the owner and it is alleged by the complainant that she was not informed of any price change.
5. The complainant has suffered no loss.
6. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.
7. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which she may be entitled in this matter and any rights to appeal from this Consent Order.

8. 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.

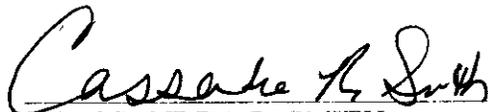
BASED ON THESE STIPULATIONS, IT IS, THIS 22<sup>nd</sup> day of June, 2009, BY THE MARYLAND REAL ESTATE COMMISSION,

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 \$2000.00 and take a 3 hour course in real estate contract law within 60 days of the date of this Order.

ORDERED that if 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.

  
CASSANDRA R. SMITH

  
COMMISSIONER  
MARYLAND REAL ESTATE COMMISSION

7/1/09  
DATE