

MARYLAND REAL ESTATE  
COMMISSION

\* BEFORE THE  
\* MARYLAND REAL  
\* ESTATE COMMISSION  
\* CASE NO. 2009-RE-479  
\*

V.

THURMAN SCOTT GRAHAM  
METRO REAL ESTATE  
6215 Greenbelt Road, Suite 309  
College Park, MD 20740

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Arthur Willoughby (“Complainant”). Based on the complaint, the Commission determined that administrative charges against Thurman S. Graham, the Respondent Real Estate Broker (“Respondent”), license registration number 01-3615, 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 November 23, 2010 at 10:00 a.m. in Wheaton, Maryland.

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 Thurman S. Graham is currently licensed by the Commission as a Real Estate Broker for Metro Real Estate, license registration number 01-3615. 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. On or about April 6, 2009, Complainant Arthur Willoughby filed a complaint against the Respondent for a transaction involving the purchase of a property known as 14400 Fairdale Road, Silver Spring, Maryland. Metro Real Estate was the listing company and Respondent was identified in the Multiple Listing Service advertisement as the listing agent. Stephen Hudgens, a real estate salesperson affiliated with Metro Real Estate, acted as the listing agent in all aspects of the transaction. Mr. Hudgens was not identified in the Multiple Listing Service advertisement as a licensee or salesperson affiliated with Metro Real Estate.

3. The Respondent admits that his conduct violated COMAR 09.11.02.01-G which provides:

**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.*

G. Advertisement.

(1) The licensee in advertising shall be especially careful to present a true picture. A broker may not advertise without disclosing the broker's name or the company name as it appears on the license. A broker may not permit associate brokers or salespersons to use individual names unless the connection with the broker is obvious in the advertisement.

4. 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.

5. The Respondent consents to the entry of an Order that his conduct violated COMAR 09.11.02.01-G, and he agrees to pay a civil penalty of \$500.00 within thirty (30) days of the execution of this Consent Order and Settlement Agreement.

**BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS** 14<sup>th</sup>  
**DAY OF** January, **2018** <sup>11</sup> **BY THE MARYLAND REAL ESTATE**  
**COMMISSION:**

**ORDERED** that the Respondent's conduct violated COMAR 09.11.02.01-G; and it is further

**ORDERED** that the Respondent be assessed a civil penalty of \$500.00 for the violation, which amount 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 the Commission's records and publications reflect the violation and civil penalty imposed on the Respondent.

11/29/10  
Date

RESPONDENT'S SIGNATURE  
APPEARS ON ORIGINAL ORDER

Respondent Thurman S. Graham

MARYLAND REAL ESTATE COMMISSION:

1/14/11  
Date

(COMMISSIONER'S SIGNATURE  
APPEARS ON ORIGINAL ORDER)

*Exec. Director*