

MARYLAND REAL ESTATE  
COMMISSION

V.

HAMID FARAJI

Respondent  
License No: 518479

\* BEFORE THE MARYLAND  
\* REAL ESTATE COMMISSION  
\*  
\* COMPLAINT NO: 2009-RE-533  
\*

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Lichiang Tan against Hamid Faraji (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-533.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Long & Foster Real Estate.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 5600 Spruce Tree Avenue in Bethesda, Maryland.
3. The Respondent prepared a contract of sale for the complainant and his wife for the purchase of said property.
4. At no time before or during the preparation of the contract was an Agency Disclosure form obtained from the complainant with signatures.
5. The complainant, who had taken the real estate exam, alleges he believed the agent was working on his behalf.
6. The complainant has suffered no actual loss.
7. The Respondent enters this Consent Order freely, knowingly, voluntarily and after having had the opportunity to seek 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.

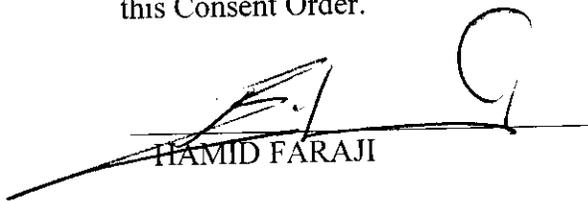
BASED ON THESE STIPULATIONS, IT IS, THIS 10<sup>th</sup> day of August, 2009, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated Maryland Annotated Code, Business Occupations and Professions Article, Section 17-530(b)(2), and it is further

ORDERED that the Respondent is reprimanded for the violation and pay a fine of \$500.00 within 60 days of the date of this Order, and

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.

  
HAMID FARAJI

  
for COMMISSIONER *Sandra D. Jordan*  
MARYLAND REAL ESTATE COMMISSION

7, 31, 09  
DATE