

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE *
COMMISSION *

V. *

NATHANIEL NELSON-STREETER
~~9901 Glenkirk Way~~ 2001 N. 15th St * Case No: 07-RE-557
~~Bowie, Maryland 20721~~ Apt 212
Arlington VA 22201

* * * * *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Lakisha M. Hawkins ("Complainant"). Based on the complaint and an investigation, the Commission determined that administrative charges against the Respondent, Nathaniel Nelson- Streeter, license registration number, 05-583881 ("Respondent"), is appropriate and that an administrative hearing on those charges should be held.

To resolve this matter without a formal hearing, the Commission and the respondent have agreed to enter into this Consent Order 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, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Respondent, at the time of this matter was not licensed to provide brokerage services, but is now currently licensed by the Commission as a real estate salesperson, license registration number 05- 583881.
3. In January of 2007, the complainant while renting a condominium located at 12703 Epping Terrace, Silver Spring, Maryland was contacted by respondent concerning the sale of the property. Respondent advised complainant that he was the owner's uncle and presented a business card stating that he was a salesperson affiliated with Weichert Realtors.
4. It is further alleged that the respondent who was not a licensed salesperson at the time of this transaction, signed the listing contract, and performed duties as a salesperson by describing the process of selling a home, and requiring the complainant to sign the lockbox authorization, and providing a business card for a real estate brokerage . At the time of this transaction, the respondent was unable to renew his license because of an alleged unpaid tax obligation.

5. The Respondent admits that by presenting the complainant a business card which stated he was affiliated with Weichert Realtors and providing real estate brokerage services without a licensee he has violated the Real Estate Commission Law, Business Occupations and Professions Article § 17-601 (b) which provides:

§ 17-601 - Providing real estate brokerage services without a license.

(b) Associate real estate broker and real estate salesperson. - Unless authorized under this title to provide real estate brokerage services on behalf of a real estate broker, a person may not represent to the public by use of the titles "licensed associate real estate broker" or "licensed real estate salesperson", by other title, by description of services, methods, or procedures, or otherwise, that the person is authorized to provide real estate brokerage services in the State on behalf of that real estate broker.

6. The Respondent consents to the entry of an Order that his conduct, as described in this Consent Order, violates the Real Estate Commission Law, Business Occupations and Professions Article § 17-601 (b) and shall pay a civil penalty in the amount of \$2,500.00 to the Commission within 30 days of this Order. *The Respondent agrees that if he fails to make the payment within 30 days of this Order his license shall be automatically suspended until payment is made and if his license expires before payment is made he shall not be permitted to renew his license until payment is made.*
7. By entering into this Consent Order, the Respondent, expressly waives the right to an administrative hearing on the charges, 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.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 2007-RE-557.

August, 2009 **BASED ON THESE STIPULATIONS, IT IS THIS 19th DAY OF** BY THE MARYLAND REAL ESTATE COMMISSION.

ORDERED that the Respondent violated the Real Estate Commission Law, Business Occupations and Professions Article § 17-601 (b) by providing brokerage services without a license and it is further

ORDERED the Respondent will pay a civil penalty in the amount of \$2,500.00 to the Commission within 30 days of this Order.

ORDERED that should the Respondent ~~failed to consent to the violation and fail to pay the civil penalty within 30 days, the Commission will proceed with charges against the Respondent and schedule an Administrative Hearing for~~

~~violation of the Real Estate Commission Law, Business Occupations and Professions Article § 17-601(b).~~ his license shall be suspended ~~and~~ until such time as payment is made. If his license expires before payment is made he shall not be permitted to renew his license until payment is made.

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

MARYLAND REAL ESTATE COMMISSION:

By: Katherine J. Connelly
Secretary

AGREED:

07/23/09
Date

Nathaniel Nelson-Streeter
Nathaniel Nelson- Streeter, Respondent