

**MARYLAND REAL ESTATE
COMMISSION**

v.

JEANNE L. PFITZINGER

Respondent

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BEFORE THE

MARYLAND REAL

ESTATE COMMISSION

Agency Case No: 2007-RE-564

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CONSENT ORDER

This matter comes before the Maryland Real Estate Commission (“Commission”) based on a complaint filed by Danette Lamkin (“Complainant”). Based on the complaint, the Commission determined that there should be further administrative proceedings in the matter. The Commission and Jeanne L. Pfitzinger (“the Respondent”) reached an agreement to settle this case. The Commission and the Respondent consent to the entry of this Consent Order as the final resolution of Complaint No. 2007-RE-564.

It is stipulated by the parties that:

1. The Respondent was licensed as a real estate salesperson (License Reg. No.05-598178) at all times relevant to this case and is currently licensed in that capacity.
2. At the time of the events at issue, the Respondent was affiliated with Coldwell Banker Residential Brokerage.
3. On or about May 19, 2005, the Respondent took a listing on behalf of Coldwell

Banker Residential Brokerage for the property located at 4116 Rupp Road, Manchester, Maryland.

4. At the time of the listing, the Respondent discussed the square footage of the property with the sellers. The Respondent took some calculations of the home, and determined that there was 4400 square feet of finished living space in the property. The Respondent included the measurement in the listing and advertisements for the property.

5. The Respondent subsequently realized that the measurement was flawed and arranged to have the incorrect square footage removed from the MLS. The incorrect measurement was immediately deleted from the MLS. However, the Complainant alleged in the complaint that she had previously been provided the incorrect measurement for the property through an advertising brochure prepared by the Respondent, and was not made aware of the correction until after settlement. The appraisal for the property lists the square footage as 2112 square feet.

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Settlement,
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6. The Respondent did not realize that the incorrect information had been provided to the Complainant.

7. As the listing agent for the property, the Respondent was responsible for advertising the property in a true and accurate manner to avoid providing misleading information to the buyer.

8. The Respondent agrees to abide by the Maryland Real Estate Broker's Act, Maryland Annotated Code, Business Occupations and Professions Article, ("BOP Article"), Title 17, and the regulations of the Commission in all future real estate

transactions.

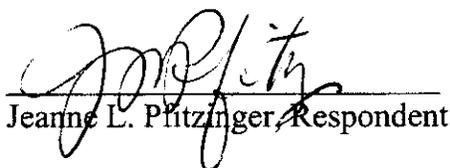
9. The Respondent agrees to a violation of Code of Maryland Regulations (“COMAR”) COMAR 09.11.02.01D and to take a course in real estate ethics, over and above the continuing education requirements for her license, in connection with this matter.

10. The Respondent enters into this Consent Order freely, voluntarily, knowingly, and after having consulted with counsel.

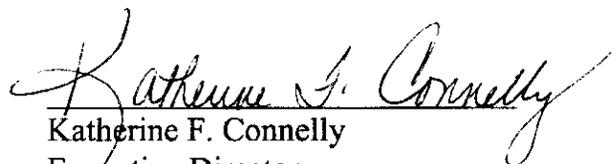
BASED ON THESE STIPULATIONS, IT IS THIS 24th DAY OF April, 2009, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent was in violation of COMAR 09.11.02.01D and that the Respondent take a course in real estate ethics, over and above those required for her continuing education hours, in connection with the violation. Notice of the completion of the course is to be sent to the Commission within 60 days of the date this Order is signed by the Commission.

ORDERED that upon notice of the completion of the course, this matter shall be closed and the records and publications of the Commission reflect the matter was resolved by Consent Order.



Jeanne L. Pfitzinger, Respondent



Katherine F. Connelly
Executive Director
Maryland Real Estate Commission