

**MARYLAND REAL ESTATE  
COMMISSION**

**v.**

**LORIE T. DANIELS**

**Respondent.**

\* **BEFORE THE**  
\* **MARYLAND REAL ESTATE**  
\* **COMMISSION**  
\* **COMPLAINT NO.: 07-RE-646**  
\*

\* \* \* \* \*

**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission (“Commission”) based on a complaint filed by Edward Day against Lorie T. Daniels (“Respondent”). Based on that complaint, the Commission determined that administrative charges against the Respondent were appropriate and that a hearing on those charges should be held. This matter was scheduled for a hearing at the Office of Administrative Hearings on July 7, 2009, but the hearing was withdrawn by the Commission to allow for this resolution to occur. The Guaranty Fund claim of Edward Day was previously dismissed by the Commission. The Commission and the Respondent consent to the entry of this Order as final resolution of Complaint No. 07-RE-646 as to the administrative charges.

IT IS STIPULATED BY THE PARTIES that:

1. The Respondent is currently licensed as a real estate salesperson (License No. 05-534090) and was licensed at all times relevant to this case.
2. At all times relevant to this case, the Respondent was affiliated with RE/MAX Colonial Homes, Inc. As a real estate salesperson.

3. On or about September 25, 2006, Edward Day, seller, and Paulinis Okonkwo, buyer, entered into a contract of sale for 205 East Charles Street, Baltimore, Maryland 21225.

4. The Respondent was the buyer's agent.

5. The Respondent received the buyers' earnest money deposit of \$1,000.00 at the time of the Contract offer. The deposit, along with a second deposit of \$2,000.00, for a total deposit of \$3,000.00 on the property, was to be deposited into the Respondent's broker's escrow account.

6. Respondent was provided a check dated September 28, 2006 for \$1,000.00 from the buyer. The Respondent did not turn the earnest money deposit check over to her broker for deposit in her broker's escrow account.

7. When the buyer backed out of the sale the day before the settlement, the Respondent, without the consent or agreement of the seller, returned the deposit check to the buyer.

8. The Respondent enters this Consent Order freely, knowingly, and voluntarily, and with the opportunity to consult with counsel.

9. 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.

10. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, § 17-101 *et seq.*,

and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 9<sup>th</sup> day of June,  
2009, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that Respondent Lorie T. Daniels has violated Maryland Annotated Code, Business Occupations and Professions Article, § 17-502, and it is further

ORDERED that the Respondent complete a three-hour course in basic real estate contract law (over and above statutory and regulatory requirements concerning continuing education) and provide written verification of successful completion to the Commission within 90 days of the date this Order is signed by the Commission, and it is further

ORDERED that, if the Respondent fails to provide written verification of the successful completion of the course in basic real estate contract law within that 90-day period, the Respondent's license shall be automatically suspended until that verification is received, and it is further

ORDERED that the Commission's records and publications shall reflect the terms of this Consent Order.

Lorie T. Daniels  
Lorie T. Daniels

Kathleen F. Connelly, Spec. Dir. for  
Commissioner Arne J. Cooke  
Maryland Real Estate Commission

5/29/09  
DATE