

Maryland Real Estate Commission

*

BEFORE THE

v.

*

MARYLAND REAL

Charles C. Hanes

*

ESTATE COMMISSION

Respondent

*

Agency Case No.: 2008-RE-724

* * * * *

Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2006 renewal application of Charles C. Hanes. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On 04/01/2005 the Respondent submitted an electronic application for the renewal of a Broker's license for the (2005-2007) renewal period.
2. Pursuant to Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15.0 hours of continuing education instruction during the two year period preceding the renewal date of 04/01/2005.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application dated 04/01/2005, that the continuing education requirement had been fulfilled. The failure to obtain the continuing education hours was in violation of Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

4. The Respondent agrees that he will complete 15.0 hours of continuing education instruction in the categories enumerated by the Commission in the Checklist attached to this Consent Order and incorporated herewith. Those hours must be in the form of credits from an approved Maryland Provider as defined by COMAR 09.11.06.01. The credits may not be used for any other renewal period, and are above and beyond the requirements for any present or future renewals.

5. As a term and condition of this Consent Order, the Respondent agrees to complete the required continuing education hours stated in Paragraph 4, within sixty (60) days of the date of this Consent Order, and to, upon completion of all of the required hours, provide the Commission with the original certificates verifying completion in accordance with COMAR 09.11.06.04.

6. The Respondent further agrees to pay a fine in the amount of Fifteen Hundred Dollars (\$1500) in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code. In addition, the Respondent will pay a fee in the amount of \$100 for the administrative costs associated with this matter. The fee and fine are to be paid within thirty (30) days of the date of this Consent Order.

7. The Respondent waives the right to an investigation of the violation, the issuance of charges, and a formal hearing in this matter.

8. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The Respondent further agrees that the suspension of license will continue until the Respondent evidences compliance.

9. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, based on these stipulations and agreements, it is hereby this

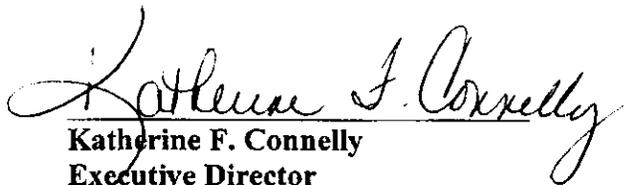
30 day of July, 2008, ORDERED by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. That the Respondent shall complete 15.0 hours of continuing education in the categories enumerated in the Checklist attached to and incorporated with this Consent Order. The hours must be completed within sixty (60) days of the date of this Consent Order.
- III. That upon completion of the hours, but no later than sixty (60) days from the date of this Consent Order, the Respondent shall provide the Commission with all of the original certificates of completion for the continuing education hours required.
- IV. That the Respondent shall pay a fee of \$100 in connection with the administration of this matter, and a fine of \$1500.00 in connection with the violation within 30 days of the date of this Consent Order.
- V. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.

VI. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.



Charles C. Hanes
Respondent



Katherine F. Connelly
Executive Director
Maryland Real Estate Commission

MARYLAND REAL ESTATE COMMISSION
COMPLAINT AND GUARANTY FUND CLAIM

Department of Labor, Licensing and Regulation
Division of Occupational & Professional Licensing
500 N. Calvert Street, Room 305
Baltimore, Maryland 21202-3651
(410) 230-6230

DO NOT WRITE IN THIS SPACE
OFFICE RECORD

Date Received _____
Complaint No. 2005 RE 724
Agency Source Code _____

1. Your Name

Last Name MARYLAND Real Estate Comm
First Name: _____
Street _____ MI _____
City _____
State _____ County _____
Home Phone _____ Zip _____
E-Mail Address _____ Work Phone _____

2. Complaint Against

Salesperson CHARLES HANES
E-Mail Address _____
Broker HANS Custom Realty FINKSBURG MD 21048
E-Mail Address _____
Company _____
E-Mail Address _____
Unlicensed Employees _____
City _____ County _____
State _____ Zip _____
Phone _____

PLEASE BE ADVISED THAT BY FILING THIS COMPLAINT IT MAY BE NECESSARY FOR YOU TO APPEAR AT A FORMAL HEARING BEFORE THIS COMMISSION OR IN CRIMINAL COURT

3. Nature of Complaint

Please give a detailed breakdown of complaint in order in which the events occurred.

On 6/30/07 you were notified that you were
denying selected for the number of your continuing
education credits for the 2005 renewal period.
You failed to provide, upon demand of the Commission
proof of a series for 15 hours of continuing education
in violation of Commission Law & Regulation

Maryland D.L.L.R.
Maryland Real Estate Commission
500 North Calvert Street
Baltimore, MD 21202

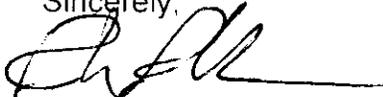
Charles C. Hanes
2407 Alpine Court
Finksburg, MD 21048
July 17, 2008

Dear Sirs,

Attached you will find the 15 hours in certificate form for continuing education as per your order. Also, you will find 2 checks made out to you (I don't personally know your accounting system and thought this might be easier for you) in the amounts of \$100.00 and \$1500.00.

I will admit that I am late but I never received the signed consent decree back from you either. I had family problems wcich precluded getting things done on time, and hope this will also take care of the ote received form your office, pertaining to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hanes', with a long horizontal flourish extending to the right.

Charles C. Hanes

The Don Gurney Academy of Real Estate
3201 Mountain RD
Pasadena, Maryland 21122

Certificate of Completion

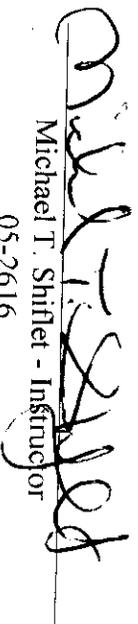
Disclosures (E)

June 9, 2008

1.5 Hours

Clock hours in Continuing Education instruction in compliance with the
Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 17-315 (a)
as approved by the Maryland Real Estate Commission

Chris Hanes


Michael T. Shiftet - Instructor
05-2616

The Don Gurney Academy of Real Estate
3201 Mountain Road
Pasadena, Maryland 21122

Certificate of Completion

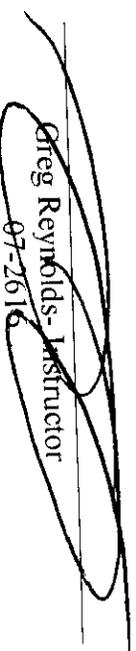
Short Sales and the Foreclosure Process (F)

June 9, 2008

1.5 Hours

Clock hours in Continuing Education instruction in compliance with the Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 17-315 (a) as approved by the Maryland Real Estate Commission.

Chris Hanes


Greg Reynolds- Instructor
07-2616