

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE  
COMMISSION

v.

ANDREA WHITTAKER

Respondent

:  
:  
:  
:  
:  
:  
:  
:  
:  
:

OAH Case No. LABOR-REC-21-24-10424

MREC Case NO. 472-RE-2021

---

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

**Introduction, Procedural Background, and Recitals**

WHEREAS, this matter comes before the MARYLAND REAL ESTATE COMMISSION (sometime hereinafter, the "Commission") as the result of a Complaint initially filed by VICTOR BISIGNANI ("Mr. Bisigani") against ANDREA WHITTAKER, license registration number 05-615112 ("Respondent" or "Ms. Whittiker").

WHEREAS, based on the Complaint, and a subsequent Commission investigation, the Commission *inter alia* issued an April 4, 2024 Statement of Charges and Order for Hearing against Ms. Whittiker (sometimes hereinafter the "Statement of Charges") and transmitted this matter to the Office of Administrative Hearings for a hearing on the regulatory charges.

WHEREAS, to resolve this matter without a formal hearing, the Commission and Respondent (collectively, the "Parties") have agreed to enter into this Consent Order and Settlement Agreement ("Consent Order") consistent with the best interests of the citizenry of the State of Maryland and in accordance with the terms herein set forth.

**Agreement and Stipulation**

NOW THEREFORE, the Parties agree and stipulate as follows:

1. The Commission licenses Respondent as a real estate agent with registration number 05-615112. At all times relevant to the matters set forth in this Consent Order, the Commission has had jurisdiction over the subject matter pertinent thereto and over Respondent.

2. The charges against the Respondent arise from a *January 25, 2021* contract denominated “Residential Contract of Sale” related to a property known as *2141 Wainwright Court, Unit BC, Frederick, Maryland 21702* together with the improvements thereon and all rights and appurtenances thereto belonging (sometimes hereinafter, the “Property”), and executed by Victor Bisignani as “Buyer” and Ryan E. Summers as “Seller.”
3. The Statement of Charges alleges that “the Respondent represented the seller of the Property as the Seller’s Agent.”
4. The Statement of Charges alleges that “[p]ursuant to the Purchase Contract, the Complainant, who was represented in the transaction by Christopher Getto, a licensed real estate salesperson affiliated with Keller Williams, contracted to purchase the Property.”
5. The Statement of Charges alleges that “on March 4, 2021, the day of the final walkthrough at the Property, the Complainant discovered what appeared to be mold on the wall under the vanity in the master bathroom and showed the possible mold to Mr. Getto, who took photos of the possible mold and told the Complainant that he would contact a contractor to inspect the possible mold.”
6. The Statement of Charges alleges that “the Complainant also showed the possible mold to the Respondent.”
7. The Statement of Charges alleges that “[a]fter showing the Respondent the possible mold, the Complainant and Mr. Getto stepped outside to talk and waited for the contractor to arrive to inspect the possible mold and check the area for possible leaks.”
8. The Statement of Charges alleges that “[w]hen the contractor arrived at the Property, the Respondent let the Complainant, Mr. Getto, and the contractor back into the [P]roperty.”
9. The Statement of Charges alleges that “[w]hen the contractor went to inspect the possible mold under the vanity, the possible mold was gone.”
10. The Statement of Charges alleges that “while the Complainant and Mr. Getto were outside waiting for the contractor to arrive, the Respondent, upon the request of the seller, cleaned the area where the possible mold had been found.”
11. The Statement of Charges alleges that “Respondent has violated, and is subject to Business Occupations and Professions Article” (“BOP”) §§17-322(b)(25) and (33) [pertaining to “Denials, reprimands, suspensions, revocations, and penalties – Grounds”], and Code of Maryland Regulations (“COMAR”) 09.11.02.02A [pertaining to “Code of Ethics – Relations to the Client”].

**12. To resolve the regulatory charges,**

a. Respondent consents to the entry of the ordered items herein contained and admits that the Commission could present at a hearing with respect to this matter evidence consistent with the allegations set forth in the Statement of Charges. Such admission shall not constitute an admission to any particular factual allegation as set forth in the Statement of Charges and/or as delineated in Paragraphs 3 – 11 of this “Consent Order and Settlement Agreement.”

b. Respondent agrees to pay to the Commission a monetary payment in the amount of ONE THOUSAND FIVE HUNDRED UNITED STATES DOLLARS (\$1,500.00) payable by certified check, cashier’s check, or personal check no later than **December 31, 2024**. Respondent shall deliver the payment to Jonathan P. Phillips, Assistant Attorney General, Office of the Attorney General, Maryland Department of Labor, 100 South Charles Street, Ninth Floor, Baltimore, Maryland 21201, who shall forward said payment to the Commission.

c. Respondent agrees to cooperate fully with all future requests for documentation, information, and records requested by the Commission requested by the Commission to determine compliance with the terms of this Consent Order.

d. Respondent agrees to cooperate fully with the Commission in the above-captioned matter and in matters pertaining to the underlying transaction which form the subject of this matter, including but not limited to testifying as a witness on behalf of the Commission at any hearings or proceedings scheduled in connection therewith.

13. Should Respondent fail to make the payment delineated herein according to the terms delineated herein, Respondent understands and agrees that any Commission-issued real estate licenses held by Respondent shall be automatically suspended and shall remain suspended until the Commission has been paid in full.

14. The Parties acknowledge that the Commission had the authority to withdraw this matter from the Office of Administrative Hearings docket for settlement purposes pursuant to COMAR 09.01.03.07 and that the Commission maintains the authority to reinstate this matter with the Office of Administrative Hearings.

15. The Parties agree that this Consent Order may be signed in counterparts and that electronic signatures shall have the same force and effect as handwritten signatures.

**[No Further Text This Page. Order Follows.]**

**ORDER**

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 18th DAY OF December, 2024 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** Respondent shall pay to the Commission a monetary payment in the amount of ONE THOUSAND FIVE HUNDRED UNITED STATES DOLLARS (\$1,500.00) payable by certified check, cashier's check, or personal check no later than **December 31, 2024**. Respondent Andrea Whittiker shall deliver the payment to Jonathan P. Phillips, Assistant Attorney General, Office of the Attorney General, Maryland Department of Labor, 100 South Charles Street, Ninth Floor, Baltimore, Maryland 21201, who shall forward said payment to the Commission; and it is further

**ORDERED** that should Respondent Andrea Whittiker fail to make the payment delineated in the previous paragraph according to the terms delineated in the previous paragraph, any Commission-issued real estate licenses held by Respondent shall be automatically suspended and shall remain suspended until the Commission has been paid in full.

**MARYLAND REAL ESTATE COMMISSION**

By: \_\_\_\_\_

Scott Lederer  
Executive Director

**AGREED:**

*Andrea Whittiker*

dotloop verified  
12/18/24 9:44 AM EST  
ZVH1-MD0N-SIA9-CX0F

Andrea Whittiker  
Respondent

12/18/2024

Date