

# **BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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**CASE NO. 662-RE-2022**

**V.**

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**AMANDA POWELL**

**Respondent**

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\* \* \* \* \*

## **CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Elizabeth Ridgley (“Complainant”) against Amanda Powell (“Respondent”). Based on the complaint and an investigation, the Commission issued a Statement of Charges and Order for Hearing against the Respondent dated May 1, 2024 (“Charge Letter”) and transmitted this matter to the Office of Administrative Hearings (“OAH”) for a hearing. The Commission and the Respondent have agreed to enter into this Consent Order and Settlement to resolve this matter without a formal hearing.

The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. The Respondent is previously licensed by the Commission as a real estate salesperson previously affiliated with Flagship Referrals, LLC license registration number 05-644367. The Respondent has voluntarily allowed her license to lapse.

3. The charges against Respondent arise out of a residential contract of sale by the Complainant to purchase a property located at 1248 Old Camp Meade Road in Severn, Maryland (the “Property”). It is alleged that the Respondent was the buyer’s agent in the purchase of the Property. It is alleged that the Complainant entered into a contract to purchase the Property with Sell USA (“the Seller”) on or about July 6, 2020. It is alleged that pursuant to the contract to purchase the Property, the Complainant had a home inspection performed. It is further alleged that following the home inspection, on or about July 14, 2020, the Complainant and the Seller signed the Property Inspections Notice pursuant to which the Seller agreed to perform certain repairs to the Property. It is further alleged that the Seller did not complete the repairs prior to closing which took place on or about August 10, 2020. It is further alleged that the Respondent failed to ensure that the repairs had been completed prior to settlement. It is further alleged that the Respondent failed to advise Complainant that she did not have to proceed with the settlement on that date and that there were options she could pursue such as postponing the settlement to a later date or requiring the Seller to deposit money into an escrow account to cover the repairs that had not yet been completed.

4. Based on the above, it is alleged that the Respondent has violated, and is subject to Code of Maryland Regulations (COMAR) 09.11.02.02A which provides:

**COMAR 09.11.02.02 Relations to the Client**

A. In accepting employment as an agent, the licensee shall protect and promote the interests of the client. This obligation of absolute fidelity to the client's interest is primary, but it does not relieve the licensee from his statutory obligations towards the other parties to the transaction.

5. In lieu of a Hearing, Respondent agrees that the Respondent's license, registration number 05-644367, will be voluntarily surrendered. The Respondent further agrees that Respondent shall never seek reinstatement of Respondent's license in the State of Maryland.

6. This agreement is not to be considered an admission of guilt, fault, or liability by the Respondent, but is a compromise that limits the expense, time, and unpredictability of subsequent administrative and/or judicial proceedings.

7. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to an administrative hearing before the Office of Administrative Hearings, the making of Findings of Fact and Conclusions of Law by an Administrative Law Judge, any further proceedings before the Commission, and any rights to appeal from this Consent Order and Settlement Agreement.

8. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No 662-RE-2022.


**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 29th  
DAY OF August, 2024 BY THE MARYLAND REAL ESTATE  
COMMISSION:**

**ORDERED** that the Respondent's license be surrendered and/or revoked forthwith, and it is further

**ORDERED** that the Respondent's shall never seek reinstatement of her license in the State of Maryland, and it is further

**ORDERED** that the Commission's records and publications reflect Respondent's license surrender.

**MARYLAND REAL ESTATE COMMISSION:**

By:   
SCOTT LEDERER  
EXECUTIVE DIRECTOR

**AGREED:**

  
  
NAME, AMANDA POWELL

08/28/24

DATE