

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND
REAL ESTATE COMMISSION

v.

HARRIETT W. (WENDY) SHAPIRO,

Respondent,

and

CLAIM OF
CHRISTOPHER MCKENNA
AGAINST THE
MARYLAND REAL ESTATE
COMMISSION GUARANTY FUND

Complaint No.: 2012-RE-439-GF

OAH Case No.:
DLR-REC-24-13-12585

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") based upon a request by Respondent Harriet W. Shapiro that the Proposed Order of March 18, 2014 be modified, and the Commission's agreement to the requested modification. Respondent Shapiro and the Commission agree as follows:

1. The Findings of Fact, Conclusions of Law, and Recommended Order of the Administrative Law Judge dated December 20, 2013, as AMENDED by the Commission's Proposed Order of March 18, 2014 are incorporated herein by reference as if fully set forth in this Consent Order and Settlement Agreement.

2. Respondent Shapiro acknowledges a violation of Section 17-322(b)(33) of the Business Occupations & Professions Article of the Annotated Code of Maryland and Section 09.11.02.01(A) of the Code of Maryland Regulations.

3. The Commission and Respondent Shapiro hereby agree that the civil penalty set forth in the Proposed Order of March 18, 2014 be increased from \$3,000 to \$4,500, and that payment of the civil penalty shall be made by Respondent Shapiro to the Commission by or before the close of business on Thursday, April 17, 2014.

4. Respondent Shapiro and the Commission further agree that the 30-day suspension imposed by the Proposed Order of March 18, 2014 be, and hereby is, reduced to fifteen (15) days, which suspension shall be served by Respondent Shapiro during the period from Monday, May 12, 2014 through and including Monday, May 26, 2014.

5. Respondent Shapiro and the Commission further agree that the failure by Respondent Shapiro to pay in full the above-referenced civil penalty in the amount of \$4,500 by or before the close of business on Thursday, April 17, 2014 will result in suspension of Respondent Shapiro's real estate salesperson license until the civil penalty is paid in full, and that any suspension for non-payment is in addition to, and not in lieu of, the 15-day suspension commencing on May 12, 2014 referenced above.

6. Respondent Shapiro agrees to abide by the Maryland Real Estate Brokers Act (Md. Code Ann., Bus. Occ. & Prof. §17-101, et seq.) and the provisions of 09.11.01.01, et seq. of the Code of Maryland Regulations in all future transactions.

7. By entering into this Consent Order and Settlement Agreement, Respondent Shapiro expressly waives any right to any future reconsideration, rehearing, filing of exceptions, appeal, or petition for judicial review in any way arising from this matter.

8. Respondent Shapiro enters into this Consent Order and Settlement Agreement voluntarily, willingly, knowingly and with the advice and assistance of counsel.

9. Upon completion of the 15-day suspension and timely payment of the civil penalty recited above, the Commission accepts this Consent Order and Settlement Agreement as the full and final resolution of Case No.: 2012-RE-439.

WHEREFORE, in consideration of the statements, agreements, stipulations and understandings set forth above, it is this 11th day of April, 2014 by the Maryland Real Estate Commission:

ORDERED that Respondent Harriet W. Shapiro has violated Section 17-322(b)(33) of the Business Occupations & Professions Article of the Annotated Code of Maryland and Section 09.11.02.01(A) of the Code of Maryland Regulations; and

ORDERED that Respondent Harriet W. Shapiro shall pay to the Real Estate Commission of Maryland a civil penalty in the amount of \$4,500 by or before the close of business on Thursday, April 17, 2014; and

ORDERED that Respondent Harriet W. Shapiro's Maryland real estate salesperson license shall be suspended from May 12, 2014 through May 26, 2014; and

ORDERED that the failure of Respondent Harriet W. Shapiro to timely make payment of the civil penalty in the full amount of \$4,500 by or before the close of business on Thursday, April 17, 2014 shall result in suspension of her Maryland real

estate salesperson license, which suspension shall be in addition to, and not in lieu of, the 15-day suspension from May 12, 2014 through May 26, 2014 described above; and it is further

ORDERED that the Commission's records shall reflect the violations established above and the discipline imposed by this Consent Order and Settlement Agreement.

SIGNATURE ON FILE

Harriet W. Shapiro, Respondent

AGREED:

MARYLAND REAL ESTATE COMMISSION

SIGNATURE ON FILE

By:
Its: