

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE \*  
COMMISSION \*

CASE NO. 2019-RE-166

V.

KENNISHA SHEPHARD \*  
ALLFIRST REALTY, INC. \*  
1777 REISTERSTOWN ROAD, STE. 204 \*  
PIKESVILLE, MARYLAND 21208 \*  
LIC. REG. NO. 05-666926 \*  
RESPONDENT \*

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Ericka Jones (“Complainant”). Based on the complaint and the response thereto received from Respondent Real Estate Salesperson Kennisha Shepherd, license registration number 05-666926, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. 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 licensed as a real estate salesperson, license registration number 05-666926, and is currently affiliated with real estate broker Allfirst Realty, Inc.
3. On September 2, 2018, the Respondent had an appointment to show her client a home owned by the Complainant. The Respondent gave the lockbox code to her client as she was running late for the appointment.
4. The Complainant witnessed the client opening the lockbox to retrieve the key and intercepted the client from entering the home.
5. The Respondent admits to giving the lockbox code to an unlicensed individual and states she was unaware how serious the situation was. Since then, she issued an apology to the Complainant, took an Ethic’s Class, and was put on probation by the broker.

6. The Respondent admits that by her acts and omissions described above she has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b)(25), which provide:

**§17-322. Denials, reprimands, suspensions, revocations, and penalties-- Grounds.**

(b) *Grounds.*—Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

\* \* \*

(25) engages in conduct that demonstrates bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings.

\* \* \*

7. The Respondent consents to the entry of an Order by the Commission that she has violated BOP §§17-322(b) (25).

8. The Respondent agrees she is required to abide by the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission's regulations in all real estate transactions.

9. The Respondent agrees to a reprimand on her license.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings ("OAH"), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

11. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of her own choosing at her own expense.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 2019-RE-166.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 23<sup>rd</sup>  
DAY OF April, 2019 BY THE MARYLAND REAL ESTATE  
COMMISSION:**

**ORDERED** that the Respondent's has violated BOP §§17-322(b) (25); and it is further,

**ORDERED** that the Respondent agrees to a reprimand on her real estate license and it is further

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

MARYLAND REAL ESTATE COMMISSION:

**SIGNATURE ON FILE**

By: \_\_\_\_\_  
Michael L. Kasnic, Executive Director

**AGREED:**  
**SIGNATURE ON FILE**

\_\_\_\_\_  
Kennisha Sheperd  
Respondent

23 April 2019  
Date