

MARYLAND REAL ESTATE
COMMISSION

V.

BRENDAN KLUGE

Respondent
License No: 574867

* BEFROE THE MARYLAND
* REAL ESTATE COMMISSION
*
* COMPLAINT NO: 2015-RE-290

* * * * *

SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Melissa and Phillip Harmon against Brendan Kluge (respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 2015-RE-290.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson affiliated with Douglas Realty LLC.
2. The charges in this matter arise from the Respondent acting as his own buyer's agent in a contract for the purchase of property.
3. The Respondent failed to turn in the contract of sale and the deposit to the brokerage after the contract had been ratified.
4. The Respondent admits he failed to turn the required documents into his broker and it was an oversight on his part and this was the first time he failed to do so.
5. The Respondent failed to obtain financing and signed a release distributing the deposit to the complainants.
6. There was no loss suffered by the complainants.
7. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.
9. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

10. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 20th day of April, 2015, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated the Annotated Code of Maryland, Title 17-502(a)

ORDERED that the Respondent accepts a reprimand and agrees to take a three house contracts course within sixty (60) days of the date of this Consent Order and

ORDERED that if the Respondent fails to comply with the prescribed terms of the Order, the real estate license shall be suspended until such time that the terms are met and it is further

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

[Signature]
SIGNATURE ON

ETI C

BRENDAN KLUGE

SIGNATURE ON FILE

[Signature]
COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

3/17/2015
DATE