

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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**V.**

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**PATRICK BROOME  
OBSIDIAN REALTY  
1816 ALICEANNA STREET  
BALTIMORE, MARYLAND 21231**

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**Case No: 2010-RE-314**

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**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Maryland Real Estate Commission ("Complainant"). Based on the complaint and review of the complaint by a Panel of Commissioners, the Commission determined that administrative charges against the Respondent, real estate salesperson, Patrick M. Broome, license registration number, 05-596785 ("Respondent"), are appropriate and that an administrative hearing on those charges should be held.

To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Respondent was, at the time of the events at issue, licensed by the Commission as a real estate salesperson affiliated with Obsidian Realty license registration number 05-596785.
3. On December 21, 2009, the Respondent was sent a formal notice from the Commission requiring him to provide proof of completion of the required continuing education for the 2009 renewal of his salesperson's license.
4. It is further alleged that the Respondent failed to deliver to the Commission genuine and authentic copies of continuing education certificates.
5. The Respondent admits that by failing to provide genuine and authentic copies of continuing education certificates he has violated Section 17-322 (b) (25) of

the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-322 (b) (25)**  
**Business Occupations and Professions Article**  
**Maryland Annotated Code**

(b) (25) engages in conduct that demonstrated bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings;

6. The Respondent consents to the entry of an Order that his conduct, as described in this Consent Order, violates Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code he agrees to pay a civil penalty in the amount of \$3,000.00 immediately upon the signing of this Consent Order. In addition, the Respondent agrees to take a 6 hour Real Estate Finance and Tax Issues class and a 3 hour Maryland Legislative Update class and a 1.5 Fairing House class within sixty days (60) from the date of the signing this Consent Order. The classes' referenced in this Consent Order are in addition to the continuing education requirements and Respondent must submit all three original certificates to the Commission within sixty days of the execution of this Consent Order. Should Respondent fail to complete the classes and/or submit proof of completion within sixty (60) days, the Commission will suspend Respondent's license until he has completed the classes and provides the Commission proof of completion.
7. By entering into this Consent Order, the Respondent expressly waives the right to an administrative hearing on the charges, in the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter and any rights to appeal from the Commission's Order.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 2010-RE-314.

**BASED ON THESE STIPULATIONS, IT IS THIS 20<sup>th</sup> DAY OF August, 2010 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code for failing to provide genuine and authentic copies of continuing education certificates to the Commission; and it is further

**ORDERED** the Respondent will pay a civil penalty in the amount of \$3,000.00 immediately upon signing this Consent Order.

**ORDERED** that should the Respondent fail to pay the civil penalty immediately upon signing this Consent Order, the Commission will suspend the license of the Respondent until such time as the payment is made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violations Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code.

**ORDERED** the Respondent will take a 6.0 hour Real Estate Finance and Tax Issues class, a 3.0 hour Maryland Legislative class, and a 1.5 Fair Housing class within sixty days (60) and submit proof of completion within sixty days of the date of this Order.

**ORDERED** that should the Respondent fail to take the agreed upon classes within sixty (60) days of this Order, the Commission will suspend the license of the Respondent until such time as the classes are completed and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violation of Section 17-322 (b) (3) and (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code.

**ORDERED** that the Commission's records and publications reflect the violations and the penalty imposed on the Respondent.

**AGREED:**

8/20/10  
Date

RESPONDENT'S SIGNATURE  
APPEARS ON ORIGINAL ORDER

A.  
Patrick Broome, Respondent

**MARYLAND REAL ESTATE COMMISSION:**

(COMMISSIONER'S SIGNATURE  
APPEARS ON ORIGINAL ORDER)

By: Katherine P. COLLIGLY, Esq.