

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE COMMISSION** \*

V.

**GREGORY A. MORRIS**  
**Long & Foster Real Estate**  
**1210 Light Street**  
**Baltimore, Maryland 21230**

Case No: 4-RE-2013 GF

\* \* \* \* \*

**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Eric Johnson (“Complainant”). Based on the complaint and an investigation, the Commission determined that administrative charges against the Respondent, real estate salesperson, Gregory A. Morris, affiliated with Long and Foster Real Estate, license registration number, 05-619989 (“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 event at issue, affiliated with Long and Foster Real Estate, as a salesperson, license registration number 05-619989.
3. The Complainant alleged Respondent failed to exercise reasonable care and diligence in promoting the best interest of his client in the purchase of the property located at 105 W. Cross Street, Baltimore, Maryland.
4. It is further alleged the Respondent when questioned about the building located behind 105 W. Cross Street failed to disclose that the building was slated to be renovated into condominiums and a parking garage which would limit the view from the home’s backyard.
5. The Respondent admits that by failing to exercise reasonable care and diligence he has violated Section 17-532 (c) (1) (vi) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-322  
Business Occupations and Professions Article  
Maryland Annotated Code**

**( c ) ( 1 ) ( vi ) exercise reasonable care and diligence; and**

6. The Respondent consents to the entry of an Order that his conduct, as described in this Consent Order, violates 17-532 (c) (1) (vi) of the Business Occupations and Professions Article, Maryland Annotated Code and he agrees to pay a civil penalty in the amount of \$500.00 within thirty (30) days of the execution of the Consent Order. Should the Respondent fail to pay the civil penalty within the 30 days after the signing of the 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 violation of 17-532 (c) (1) (vi) of the Business Occupations and Professions Article, Maryland Annotated Code.
7. By entering into this Consent Order, the Respondent, expressly waives the right to an administrative hearing on the charges, 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. 4-RE-2013 GF.

**BASED ON THESE STIPULATIONS, IT IS THIS 26 DAY OF July, 2013 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated 17-532 (c) (1) (vi) of the Business Occupations and Professions Article, Maryland Annotated Code by failing to exercise reasonable care and diligence in promoting the best interest of his client; and it is further

**ORDERED** the Respondent has agreed to pay a civil penalty in the amount of \$500.00 and:

**ORDERED** that should the Respondent fail to pay the civil penalty within the 30 days after signing the 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 violation of 17-532 (c) (1) (vi) of the Business Occupations and Professions Article, Maryland Annotated Code and;

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

**MARYLAND REAL ESTATE COMMISSION:**

By: ~~SIGNATURE ON FILE~~  
Executive Director

**AGREED:**

7-17-13  
Date

~~SIGNATURE ON FILE~~  
Gregory A. Morris, Respondent