

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE *
COMMISSION ***

V. *

**KITTY WEISKOPF *
LONG & FOSTER REAL ESTATE * Case No: 511-RE-2010
9171 Baltimore National Pike *
Ellicott City, Maryland 21042 ***

*** * * * *
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 an investigation, the Commission determined that administrative charges against the Respondent, real estate salesperson, Kitty Weiskopf, affiliated with Long & Foster Real Estate, license registration number, 05-323303 ("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 & Foster Real Estate as a salesperson, license registration number 05-323303.
3. The Complainant (Commission) alleges Respondent failed to make a reasonable effort to ascertain all material facts concerning every property to avoid error, exaggeration, misrepresentation, or concealment of material facts and failed to deliver copies of all agreements within a reasonable time after the agreements were executed.
4. The Respondent admits she has violated COMAR 09.11.02.01 (D) and 09.11.02.01 (H) which provides:

**Title 09 Department of labor, Licensing and Regulation
Subtitle 11 Real Estate Commission
Chapter 02 Code of Ethics
.01 Relations to the Public**

(D) The licensee shall make a reasonable effort to ascertain all material facts concerning every property for the licensee accepts the agency, in order to fulfill the obligation to avoid, error, exaggeration, misrepresentation, or concealment of material facts.

**Title 09 Department of labor, Licensing and Regulation
Subtitle 11 Real Estate Commission
Chapter 02 Code of Ethics
.01 Relations to the Public**

(H) For the protection of all parties with whom the licensee deals, the licensee shall see to it that financial obligations and commitments regarding real estate transactions are in writing, expressing the exact agreement of the parties, and that copies of these agreements are placed in the hands of all parties involved within a reasonable time after the agreements are executed.

5. The Respondent consents to the entry of an Order that her conduct, as described in this Consent Order, violates COMAR 09.11.02.01 (D) and (H) and she agrees to pay a civil penalty in the amount of \$500.00.
6. 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.
7. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 511-RE-2010.

BASED ON THESE STIPULATIONS, IT IS THIS 7th DAY OF July, 2011 BY THE MARYLAND REAL ESTATE COMMISSION.

ORDERED that the Respondent violated Section 17-322 (b) (24) and Section (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code for failing to provide due diligence to avoid error and misrepresentation in this matter and failed to promptly provide all agreements in a prompt matter; and it is further

ORDERED the Respondent has paid a civil penalty in the amount of \$500.00.

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

MARYLAND REAL ESTATE COMMISSION:

By: [Signature]

AGREED:

6/25/11
Date

[Signature]
KITTY WEISKOPF, Respondent