

MARYLAND REAL ESTATE
COMMISSION

v.

BRUCE DENNIS

* BEFORE THE
* MARYLAND REAL
* ESTATE COMMISSION
* CASE NO. 16-RE-614
* OAH No.: DLR-REC-21-18-24232

* * * * *

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Monique and Jeffrey Holland (“Complainants”). Based on the complaint, the Commission determined that administrative charges against Bruce Dennis, the Respondent real estate salesperson (“Respondent”), license registration number 05-314270 are appropriate and that an administrative hearing on those charges should be held. The Commission transmitted the matter to the Office of Administrative Hearings (“OAH”). The OAH scheduled a hearing for November 8, 2018 at 10:00 a.m. in Hunt Valley, Maryland.

Prior to the hearing, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement 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. Respondent Bruce Dennis is currently licensed by the Commission as a real estate salesperson and holds license registration number 05-314270. 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. Complainants owned property located at 14614 Farnham Lane in Laurel, Maryland (the “Property”). Respondent acted as the buyer’s agent in a purchase contract dated on or about May 8, 2016 for the Property. Respondent presented the purchase contract to the Complainants with a provision stating that a \$20,000 earnest money deposit (“EMD”) would be submitted to the Home First Title for deposit into escrow. The money was never received for deposit into the escrow account by the title company.

3. Respondent did not insure that the EMD had been received and accounted for by the title company.

4. The Respondent believes that he would be found in violation of Business Occupations and Professions Article ("BOP") § 17-532 (c)(1)(vi) which provides:

§17-532. Duties to client.

(c) In general. – (1) A licensee shall: . . .

(vi) exercise reasonable care and diligence.

5. The Respondent, by entering into the Consent Order and Settlement Agreement, expressly waives the right to an administrative hearing on the charges and 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.

6. The Respondent consents to the entry of an Order that his conduct violated BOP § 17-532 (c)(1)(vi), he consents to the imposition of a Reprimand against his real estate salesperson license registration number 05-314270 and in addition, he agrees to pay a civil penalty of \$1,000.00 within thirty (30) days of the execution of this Consent Order and Settlement Agreement.

7. If the Respondent does not pay the \$1,000.00 civil penalty within the proscribed thirty (30) days, the Respondent's license registration number 05-314270 will be automatically suspended until the payment is made.

BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 28 DAY OF January, 2018 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the Respondent's conduct violated BOP § 17-532 (c)(1)(vi); and it is further

ORDERED that the Respondent have a Reprimand placed against his real estate broker license registration number 05-314270; and it is further

ORDERED that the Respondent be assessed a civil penalty of \$1,000.00 for the violation, which amount is payable to the Commission within thirty (30) days of the execution of this Consent Order and Settlement Agreement; and it is further

ORDERED that if payment of the civil penalty is not made within thirty (30) days, the Respondent's license registration number 05-314270 will be automatically suspended until the payment is made; and it is further

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

1/9/19
Date

SIGNATURE ON FILE

Respondent Bruce Dennis

MARYLAND REAL ESTATE COMMISSION:

28 January 2019
Date

SIGNATURE ON FILE

By: