MARYLAND REAL ESTATE COMMISSION	*	BEFORE THE
	*	MARYLAND REAL
v.	*	ESTATE COMMISSION
DIEDRE STUBBS,	*	
Respondent	*	CASE NO. 2021-RE-642

* * * * * * * * * * * *

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Farrah Fleury ("Complainant"). Based on the complaint, the Commission determined that administrative charges against Diedre Stubbs, the Respondent real estate salesperson ("Respondent"), license registration number 05-662192, 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 April 22, 2024 at 10:00 a.m.

Prior to the hearing, the Commission and the Respondent (the "Parties") agreed to enter into this Consent Order and Settlement Agreement ("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 interests of the people of the State of Maryland.

The Parties agree and stipulate as follows:

1. Respondent Diedre Stubbs is currently licensed by the Commission as a real estate salesperson and holds license registration number 05-662192. 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. Respondent represented the Complainant as the listing agent in the sale of Complainant's property located at 22918 Newcut Road, #3132 in Clarksburg, MD (the "Property"). The existence of a front foot fee on the Property was a material fact that was not disclosed by the Respondent to the buyer.

3. The Respondent admits that her conduct violated Code of Maryland Regulations ("COMAR") 09.11.02.01-D which provides:

COMAR 09.11.02.01-D

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

4. The Parties, by entering into the Consent Order, expressly waive 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 Parties may be entitled in this matter and any rights to appeal from the Commission's Order.

5. The Respondent agrees to pay a civil penalty of $1,000.00 within twenty (20) business days of the execution of this Consent Order and Settlement Agreement.

6. If the Respondent does not pay the $1,000.00 civil penalty within the prescribed twenty (20) business days, the Respondent's license registration number 05-662192 will be automatically suspended until the payment is made.

BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 17th DAY OF April, 2024 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the conduct of the Respondent is in violation of COMAR 09.11.02.01-D; and it is further

ORDERED that a reprimand is placed against Respondent's license registration number 05-662192; and it is further

ORDERED that the Respondent must pay a civil penalty of $1,000.00 twenty (20) business days of the execution of this Consent Order and Settlement Agreement; and it is further

ORDERED that if the Respondent does not pay the civil penalty within the prescribed twenty (20) business days, the Respondent's license registration number 05-662192 will be automatically suspended until the payment is made.

ORDERED that the records of the Maryland Real Estate Commission will reflect the contents of the Consent Order and Settlement Agreement.

4/17/2024
Date

SIGNATURE ON FILE
Respondent Diedre Stubbs

MARYLAND REAL ESTATE COMMISSION:

4/18/24
Date

By: SIGNATURE ON FILE