

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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\*

**V.**

\*

**DENIS BISHOP  
Avalar Smart Choice Realty  
12805 Pittmans Promise Drive  
Bowie, MD 20720**

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**Case No: 2012-RE-098**

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\* \* \* \* \*

**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint. Based on the complaint and an investigation, the Panel of Commissioners have determined that administrative charges against the Respondent, real estate salesperson, Denis Bishop, currently affiliated with Avalar Smart Choice Realty, license registration number, 05-583510, 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, at the time of the event at issue, held an expired real estate license, license registration number 05-583510.
3. It is alleged that the Respondent wrote an offer to purchase on behalf of a buyer who wished to purchase the property on or about May 13, 2011,
4. It is further alleged that the Respondent did not reinstate his license until September 9, 2011, and was acting as a licensed real estate salesperson through Avalar Smart Choice Realty when the Respondent was not licensed by the Real Estate Commission.
5. The Respondent will admit that by providing real estate brokerage services without a license he has violated Section 17-301(a)(2) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-301  
Business Occupations and Professions Article  
Maryland Annotated Code**

**(a) In general.**

**(2) Except as otherwise provided in this title, an individual shall be licensed by the Commission as an associate real estate broker or a real estate salesperson before the individual, while acting on behalf of a real estate broker, may provide real estate brokerage services in the State.**

6. The Respondent consents to the entry of an Order that her conduct, as described in this Consent Order, violates Section 17-301 (a)(2) of the Business Occupations and Professions Article, Maryland Annotated Code and agrees to pay a civil penalty in the amount of \$2,000.00 within sixty (60) days of the execution of this Consent Order.
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. 2012-RE-098.

**BASED ON THESE STIPULATIONS, IT IS THIS 10<sup>th</sup> DAY OF**

*January 2013*

**BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated Section 17-301 (a) (2) of the Business Occupations and Professions Article, Maryland Annotated Code and it is further

**ORDERED** the Respondent will pay a civil penalty in the amount of a \$2,000.00 within sixty (60) days of the execution of this Consent Order:

**ORDERED** that should the Respondent fail to pay the civil penalty within the 60 days after signing the Order, the Commission will suspend the license of the Respondent until such time as the requirements are made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violations of the Business Occupations and Professions Article, Maryland Annotated Code in which a \$5,000.00 penalty can be imposed for each violation.

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

MARYLAND REAL ESTATE COMMISSION:

SIGNATURE ON FILE

By: \_\_\_\_\_

**AGREED:**

Jan 3<sup>rd</sup>, 2013  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
DENIS BISHOP, Respondent