

MARYLAND REAL ESTATE COMMISSION

v.

PATRICIA MULLINS

Respondent

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BEFORE THE

MARYLAND REAL

ESTATE COMMISSION

COMPLAINT NO.: 2011-RE-117

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### CONSENT ORDER

This matter comes before the Maryland Real Estate Commission (the "Commission") based on a complaint filed by David Griffith (the "Complainant") against Patricia Mullins, the Respondent Real Estate salesperson (the "Respondent"). Upon review and investigation of the complaint, the Commission determined that charges should be issued and a hearing held on the alleged violations. Prior to charges being issued, the parties agreed to resolve this matter by the execution of a Consent Order as the full and final settlement of this action. IT IS STIPULATED BY THE PARTIES THAT:

- 1) At all relevant times, the Respondent was licensed by the Commission as a real estate salesperson (Registration No. 534845).
- 2) The complaint against the Respondent involves her business relationship with a loan officer employed by 1st Mariner Bank. The Respondent was in contact with the loan officer who supplied her with the names of potential buyers who had applied with the bank for a loan. The Respondent contacted the potential buyers and received a fee for assisting them in writing purchase contracts.
- 3) The Respondent admits to a violation of Section 17-322(b) (21), Bus. Occ. and Prof. Article, Md. Ann. Code, which prohibits a licensee from accepting compensation for the provision of real estate brokerage services from anyone other than the real estate broker

with whom the licensee is affiliated.

4) The Respondent agrees to pay a total civil penalty of \$2,500 to the Commission in connection with the violation within thirty (30) days of the date this Consent Order is signed by the Commission.

5) The Respondent hereby consents and agrees that, in the event that she fails to remit the required civil penalty amount within the time frame specified in this Consent Order, such failure will constitute grounds for the immediate and automatic suspension of her license until such time as full compliance with the terms of this Consent Order is made. Further, in the event that the Respondent fails to comply with the terms of this Consent Order, the Commission reserves the right to commence further disciplinary proceedings and seek additional sanctions.

6) The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Md. Ann. Code, Bus. Occ. and Prof. Article, Section 17-101 *et. seq.* and the regulations of the Commission in future transactions.

7) The Respondent hereby waives any and all rights to appeal pursuant to this matter or any action of the Commission in accordance with this Consent Order.

**BASED ON THE STIPULATIONS OF THE PARTIES, IT IS THIS**  
**25<sup>th</sup> DAY OF February, 2010, BY THE MARYLAND REAL ESTATE**  
**COMMISSION,**

**ORDERED** that the Respondent has violated Section 17-322(b) (21);

**AND IT IS FURTHER ORDERED** that the Respondent shall pay a civil penalty in the amount of \$2,500 to the Commission within thirty (30) days of the date this Consent Order is signed by a representative of the Commission.

**AND IT IS FURTHER ORDERED** that this matter shall be resolved in accordance with the terms of this Consent Order and that the same shall be reflected among the records of the Maryland Real Estate Commission;

**AND IT IS FURTHER ORDERED** that this Consent Order shall constitute a Final Order of the Commission.

SIGNATURE ON FILE

Patricia Mullins, Respondent

01/11/2011  
Date

SIGNATURE ON FILE

Maryland Real Estate Commission

9/25/2011  
Date