

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE \*  
COMMISSION \***

**V. \***

**JOANNE MORROW \*  
Long & Foster Real Estate \*  
4733 Bethesda Avenue, Suite 201 \*  
Bethesda, Maryland 20814 \***

**Case No: 32-RE-2013**

**\* \* \* \* \***

**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, Joanne Morrow, salesperson affiliated with Long and Foster Real Estate, license registration number, 05-75740 ("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 05-75740.
3. The Complainant (Commission) alleges Respondent was providing real estate services in this transaction, wrote a contract for the buyer, and failed to complete the Buyer's Agency Agreement form as required by law.
4. The Respondent admits that by failing to complete the Buyer's Agency Agreement she has violated COMAR 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**

H) For the protection of all parties with who 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 (H) and agrees to pay a civil penalty in the amount of \$500.00 and take a 3 hour agency class within sixty days (60) from the date of the execution of this Consent Order. The class reference in this Consent Order is in addition to the continuing education requirements and Respondent must submit the original certificate to the Commission with sixty (60) days from the date of execution of this Consent Order. Should Respondent failed to complete the class and/ or submit proof of completion by the sixty (60) days, her license will be suspended until she has completed the class and provides the Commission proof of completion. This class would not be allowed to be credited towards the hours necessary to renew her license at the next renewal.

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. 32-RE-2013.

*April* **BASED ON THESE STIPULATIONS, IT IS THIS 9<sup>th</sup> DAY OF**  
**2013 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated COMAR 09.11.02.01 (H) for failing prepare the Buyer's Agency Agreement as required by law; and it is further

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

**ORDERED** the Respondent will take a 3 hour agency class within sixty days (60) and submit proof of completion within sixty (60) days of the execution of this Consent Order .

**ORDERED** that should the Respondent fail to take the agreed upon classes within the sixty (60) days, the Commission will suspend the license of the Respondent until she has completed the class and provides the Commission proof of completion and that the Commission will proceed with charges against the Respondent and schedule an Administrative Hearing for the violations of and Section 17-530 (b) (1) (2) and (c) of the Business Occupations and Professions

Article, Maryland Annotated Code. This agency class would not be allowed to be credited towards the class necessary to renew her license in 2016.

**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:**

**SIGNATURE ON FILE**

4/5/13  
Date

\_\_\_\_\_  
Joanne Morrow, Respondent