

MARYLAND REAL ESTATE  
COMMISSION

V.

GEORGE MBAGWU

AND

CLAIM OF NNENNA NWABUFO  
AGAINST THE MARYLAND  
REAL ESTATE COMMISSION  
GUARANTY FUND

\* BEFORE THE  
\* MARYLAND REAL  
\* ESTATE COMMISSION  
\* CASE NO.: 15-RE-326

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint and Guaranty Fund claim filed by Nnenna Nwabufu (“Claimant”) against George Mbagwu, the Respondent real estate broker (“Respondent”), license registration number 01-311202. The Commission referred the matter for investigation and following a review of its investigation, the Commission determined that administrative charges were appropriate and issued a Statement of Charges and Order for Hearing (“Charge Letter”) dated June 15, 2017. The Commission transmitted the matter to the Office of Administrative Hearings (“OAH”) for a hearing on the charges and the claim against the Guaranty Fund. On behalf of OAH, Administrative Law Judge Louis N. Hurwitz (“ALJ Hurwitz”) held a combined hearing on September 18, 2017 at the Office of Administrative Hearings in Kensington, Maryland.

On January 17, 2018, the Commission issued a proposed order affirming and adopting the proposed decision issued by ALJ Hurwitz on December 15, 2017. The Respondent filed a Petition for Judicial Review in the Circuit Court for Baltimore City, Case No. 24-C-18-001112/AA. Oral argument has been scheduled for 9:00 a.m. on October 10, 2018. Prior to the oral argument, to fully and finally resolve the issues raised by the Respondent in the petition for judicial review, the Commission, the Respondent, and the Claimant enter into this Consent Order and Settlement Agreement (“Consent Order”) and agree and stipulate as follows:

1. Respondent is currently licensed by the Commission as a real estate broker, license registration number 01-311202. 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. Based on the conduct of the Respondent described in the Charge Letter, which is incorporated by reference into this Consent Order, the Commission charged the Respondent with violating Business Occupations and Professions Article §§ 17-322(b)(22) and (25). The Commission also determined that the Complainant was entitled to a hearing on her claim against the Guaranty Fund.

3. The Respondent hereby agrees and stipulates that he violated BOP §§ 17-322(b)(22) and (25) and based on those violations, the Respondent hereby agrees to pay a civil penalty in the amount of \$5,000.00 no later than October 31, 2018. If the Respondent does not pay the \$5,000.00 civil penalty by October 31, 2018, the Respondent's license registration number 01-311202, and any other real estate licenses that he holds, shall be automatically suspended by the Commission and shall continue to be suspended until such time as the civil penalty is paid.

4. The Respondent further agrees to pay the sum of \$9,932.00 via certified check or money order to Nnenna Nwabufu no later than October 31, 2018. The Respondent shall forward the payment to Hope M. Sachs, Assistant Attorney General, Department of Labor, Licensing and Regulation, 500 N. Calvert Street, Suite 406, Baltimore, Maryland 21202. Ms. Sachs shall then forward the payment to Ms. Nwabufu. If the Respondent does not pay the \$9,932.00 by October 31, 2018, the Respondent's license registration number 01-311202, and any other real estate licenses that he holds, shall be automatically suspended by the Commission and shall continue to be suspended until such time as the payment is made.

5. The Respondent further agrees to a suspension of Respondent's license registration number 01-311202 for thirty (30) days starting on October 1, 2018 and ending on October 31, 2018.

6. The Respondent hereby agrees to dismiss the appeal now pending in the Circuit Court of Baltimore City, Case No. 24-C-18-001112/AA, and he waives any and all rights of further appeal in this matter. Respondent further agrees that he shall be responsible to pay any and all costs associated with the appeal to the Circuit Court of Baltimore City.

Based on the agreements of the parties, it is this \_\_\_\_ day of October, 2018 by the Maryland Real Estate Commission:

**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 Commission; and it is further

**ORDERED** that the Respondent violated BOP §§ 17-322(b)(22) and (25); and it is further

**ORDERED** that based on his violations, the Respondent shall pay to the Commission a civil penalty in the amount of \$5,000.00 no later than October 31, 2018; and it is further

**ORDERED** that the Respondent shall pay the sum of \$9,932.00 via certified check or money order to Nnenna Nwabufu no later than October 31, 2018; and it is further

