

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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\*

**V.**

\*

**DEGETA COLE  
EXIT ADVANCE REALTY  
8500 Westphalia Road  
Upper Marlboro, Maryland 20774**

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**Case No: 488-RE-2011**

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\* \* \* \* \*

**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Aprile Robinson (“Complainant”). Based on the complaint and an investigation, the Commission determined that administrative charges against the Respondent, real estate salesperson, Degeta Cole, affiliated at the time of this transaction with Exit Advance Realty, license registration number, 05-620219 (“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 Exit Advance Realty, as a salesperson, license registration number 05-620219.
3. The Complainant alleges the Respondent failed to see that all agreements and financial obligations were placed in written form and copies of all agreements were placed in the hands of all parties to this transaction.
4. The Respondent admits that by her failure to see that all agreements and financial obligations were placed in written form and placed in the hands of all parties was in violation of 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 whom 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 she consents to the imposition of a Reprimand against her real estate broker license registration number 05-620219.
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. 488-RE-2011.

*September* **BASED ON THESE STIPULATIONS, IT IS THIS 21st DAY OF**  
**2011 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated COMAR 09.11.02.01 (H) by failing to see that all agreements and financial obligations were placed in written form and placed in the hands of all parties; and it is further

**ORDERED** that the Respondent have a **REPRIMAND** placed against her real estate salesperson's license registration number 05-620219, and it is further

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

MARYLAND REAL ESTATE COMMISSION:

By: SIGNATURE ON FILE  
Katherine F. Connelly

AGREED:

9/12/11  
Date

SIGNATURE ON FILE  
Degeta Cole Respondent