

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

*

V.

CASE NO. 2015-RE-556

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**TIFFANY D. DAVIS SCHOOLS
KELLER WILLIAMS PREFERRED
PROPERTIES**

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**1441 MCCORMICK DRIVE, #1020
UPPER MARLBORO, MARYLAND 20774
LICENSE REG. NO. 05-645615**

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RESPONDENT

* * * * *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission (“Commission”) based on a complaint filed by Makada Henry and Leroy Nickie, (“Complainants”), against Tiffany D. Davis Schools, a licensed real estate salesperson affiliated with Keller Williams Preferred Properties, license registration number 05-645615 (“Respondent”). To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order, which provides for the imposition of disciplinary measures that are fair and equitable in these circumstances and consistent with the best interests of the people of the State of Maryland.

**THE COMMISSION AND THE RESPONDENT AGREE AND
STIPULATE:**

1. At all times relevant the Commission has had jurisdiction over the Respondent and the subject matter.

2. The Respondent was, at the time of the transaction at issue, a real estate salesperson affiliated with Keller Williams Preferred Properties, license registration number 05-645615.

3. The Complainants alleged in their complaint that, in a transaction related to the Complainants attempt to sell their former residence, 7018 Wade Avenue, Clinton, Maryland, the Respondent, while acting as a buyer's agent: (1) failed to include pertinent documents with the Contract of Sale, *i.e.* a Conventional Financing Addendum; (2) disclosed the buyers' sensitive confidential information by forwarding to the Complainants' listing agent the buyers' Statement of Credit Denial, Termination or Change; and (3) directed the buyers' loan officer to issue a denial letter rather than a contract withdrawal letter without allowing the underwriter to make a final decision.

4. A panel of Commissioners reviewed the complaint and Respondent's response thereto and referred the complaint for investigation. After reviewing the investigation, a Commission panel determined there are reasonable grounds to bring a disciplinary action against the Respondent under the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. ("BOP" or "the Act"), §17-322(b).

5. The Respondent acknowledges there are reasonable grounds for the Commission to bring a disciplinary action against her under BOP §17-322(b). To resolve the complaint without formal charges being brought against her by the Commission, however, in addition to, and not in lieu of, the continuing education required for license renewal, the Respondent agrees to complete a 3-hour contract course and to submit the course completion certificate to the

Commission within sixty (60) days of the date of this Consent Order. The Respondent further agrees that should she fail to complete the 3-hour contracts course and submit the course completion certificate to the Commission within sixty (60) days of the date of this Consent Order, any Maryland real estate licenses she holds shall be automatically suspended and shall continue to be suspended until she has completed the 3 hour contracts course and submitted the course completion certificate to the Commission.

6. The Respondent further agrees to abide by the Act and the Commission's Code of Ethics in all future transactions.

7. By entering into this Consent Order, the Respondent expressly waives her right to an evidentiary hearing before an administrative law judge or hearing panel of the Commission, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter, and any rights to appeal from this Consent Order.

8. The Respondent acknowledges that she has the right to seek the advice of counsel before entering into this Consent Order and that she enters into this Consent Order knowingly, willingly, and voluntarily.

9. The Commission accepts this Consent Order as the full and final resolution of Case No. 15-RE-556.

**BASED ON THE AGREEMENTS AND STIPULATIONS SET
FORTH HEREIN, IT IS, THIS 8th DAY OF August,
2017, BY THE MARYLAND REAL ESTATE COMMISSION:**

ORDERED that in addition to, and not in lieu of, the continuing education required for license renewal, the Respondent shall complete a 3-hour contracts course and to submit the course completion certificate to the Commission within sixty (60) days of the date of this Consent Order; and it is further

ORDERED that should the Respondent fail to complete the 3 hour contracts course and submit the course completion certificate to the Commission within sixty (60) days of the date of this Consent Order, any Maryland real estate licenses the Respondent holds shall be automatically suspended and shall continue to be suspended until the Respondent has completed the 3 hour contracts course and submitted the course completion certificate to the Commission; and it is further

ORDERED that the Commissions records and publications shall reflect the discipline imposed against the Respondent in this case.

MARYLAND REAL ESTATE COMMISSION

SIGNATURE ON FILE

By: Katherine F. Connelly, Executive Director

SIGNATURE ON FILE

AGREED:

7-31-17

Date

Tiffany D. Davis Schools, Respondent