

MARYLAND REAL ESTATE  
COMMISSION

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BEFROE THE MARYLAND

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REAL ESTATE COMMISSION

V.

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GIOVANNA BELLAS

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COMPLAINT NO: 2016-RE-446

Respondent

License No: 624368

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by John Cahill against Giovanna Bellas (Respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 16-RE-446.

#### IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as an Associate Broker associated with Keller Williams Legacy Metropolitan.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 125 E Gittings Street in Baltimore, Maryland.
3. The Respondent was the seller's agent in a contract for the purchase of the home.
4. The contract listed the property as fee simple; however, the seller had signed a "Property Subject to Ground Rent Addendum" which stated that "Buyer is to verify Ground Rent if any; and Seller will not redeem." This addendum was never given to the buyer or buyer's agent before contract acceptance.
5. Twenty six days after the contract was signed, the buyer was informed by the Title Company that a ground rent existed on the property. The buyer received and signed the ground rent addendum twelve days later which resulted in a delay to obtain financing and the buyer asked for an extension. The seller refused to extend the settlement date and the contract was terminated.
6. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.

7. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

8. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 16 day of December, 2016, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated section 17-322(b)(4) and 17-532(c)(1)(vi) of the Business Occupations and Professions Article, Maryland Annotated Code.

ORDERED that the Respondent pay a fine of \$1,000.00 in connection with the violation within sixty (60) days of the date of this Consent Order and

ORDERED that in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order and it is further

ORDERED that the Commission's records and publications shall reflect the terms of this Consent Order.

**SIGNATURE ON FILE**

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GIOVANNA BELLAS

**SIGNATURE ON FILE**

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KATHERINE F. CONNELLY  
MARYLAND REAL ESTATE COMMISSION