

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

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V.

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**STEPHEN QUEEN
Exit Bennett Realty
7701 Greenbelt Road, Suite 100
Greenbelt, Maryland 20770**

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Case No: 376-RE-2014 GF

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CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Patrice Easter ("Complainant"). Based on the complaint and an investigation, the Commission determined that administrative charges against the Respondent, real estate salesperson, Stephen Queen, affiliated with Exit Bennett Realty, license registration number, 05-600593 ("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 jurisdiction over the subject matter and the Respondent.
2. The Respondent was, at the time of the event at issue, affiliated with Exit Bennett Realty as a salesperson, license registration number 05-600593.
3. The Complainant alleges the Respondent represented the seller in this transaction. The sale of the property in question was to be as a short sale. Respondent was responsible to upload all documents into the system for review by the bank holding the Complainant's mortgage. One of the documents to be uploaded was the Complainant's hardship letter.
4. It is alleged that when the bank required that the hardship letter be signed by the Complainant, the Respondent signed the letter without her authorization and uploaded the document for the bank's review.

5. The Respondent attested that he signed the letter with the authorization of the complainant. Nevertheless, he agrees that given the Complainant's conflicting testimony there was evidence from which a trier of fact could conclude that he has violated Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-322
Business Occupations and Professions Article
Maryland Annotated Code**

(b) (25) engages in conduct that demonstrates bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings;

6. The Respondent consents to the entry of an Order that sufficient evidence exists that, if believed, supports that his conduct, as described in this Consent Order, violates Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code and he agrees to pay a civil penalty in the amount of \$500.00 within sixty (60) days of the execution of the Consent Order. Should the Respondent fail to pay the civil penalty within the 60 days after signing the Order, the Commission will suspend all licenses held by the Respondent until such time as the payment is made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violation of Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code
7. 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.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 376-RE-2014 GF.

BASED ON THESE STIPULATIONS, IT IS THIS 31st DAY OF July, 2014 BY THE MARYLAND REAL ESTATE COMMISSION.

ORDERED that upon agreement that sufficient evidence exists from which a trier of fact could conclude that the Respondent violated Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code for signing a document which required his client's signature; and it is further

ORDERED the Respondent has agreed to pay a civil penalty in the amount of \$500.00 and;

ORDERED that should the Respondent fail to pay the civil penalty within the 60 days after signing the Order, the Commission will suspend all licensees held by the Respondent until such time as the payment is made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violation of Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code and;

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

7/22/14

Date

STEPHEN QUEEN, Respondent