

BEFORE THE MARYLAND REAL ESTATE COMMISSION

IN THE MATTER OF THE CLAIM *

OF CARL LOWERY, *

CLAIMANT, AGAINST *

THE MARYLAND REAL ESTATE *

COMMISSION GUARANTY FUND * Case No. 122-RE-2022 G.F.

RESP: ERIC FORD *

LICENSE NO: 626548 *

ANTIETAM PROPERTY MANAGEMENT *

PROPOSED ORDER

Upon a review of the available evidence, the Commission concludes that the Claimant has established a valid claim against the Maryland Real Estate Commission Guaranty Fund. It has been established that the above named Respondent was acting as Real Estate Broker in a Property Management Agreement for properties located at 428, 430N, 430R, and 123.5 Locust Street in Hagerstown, MD. In August, 2021, the Complainant was notified that the Property Management Company known as Antietam Property Management was closing and that the owner, broker, Eric Ford, had died. It was discovered there were insufficient funds in the account to cover the security deposit(s) and escrow(s) for the properties. The owner has suffered a financial loss as a result of the failure to ensure the security deposits and escrows were in the account.

The Claimant is entitled to reimbursement under The Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 505. It has further been established that, as a result of the actions by the Respondent, the Claimant has sustained an actual loss of the security deposit(s) and escrow funds in the amount of \$5,000.00.

Accordingly, the Commission hereby awards the Claimant Five Thousand Dollars and Zero cents (\$5,000.00), from the Maryland Real Estate Commission Guaranty Fund, and Orders that:

1. Pursuant to Business Occupations and Professions Article 17, Section 412(a) any real estate licenses held by the Respondents are suspended and the Respondents are ineligible for any real estate license until the Respondents have repaid any money paid from the Real Estate Guaranty Fund pursuant to this Order, under Code of Maryland Regulations 09.11.01.23A, with 12% annual interest.
2. The records and publications of the Maryland Real Estate Commission reflect this decision.
3. This decision is a proposed decision only and may be challenged by either the Claimant or the Respondents. If either party disagrees with this Proposed Order they may file written exceptions with the Commission. Any exceptions must be in writing addressed to the Executive Director signed below, Maryland Real Estate Commission, 500 N. Calvert Street, 3rd Floor, Baltimore, Maryland 21202 and must be received within thirty (30) days of receipt of this decision. If neither party files written exceptions, this proposed decision will become final at the end of the thirty (30) day period.

Date

1/31/2022

MARYLAND STATE
REAL ESTATE COMMISSION

SIGNATURE ON FILE

By:

Michael L. Kasnic
Executive Director