

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

**MARYLAND REAL ESTATE  
COMMISSION**

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\*

**V.**

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**ELLEN GODINE  
Hill & Company Realtors  
2 Village Square, Suite 255  
Village of Cross Keys  
Baltimore, Maryland 21210**

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**Case No: 321-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 the Commission (“Complainant”). Based on the complaint and an administrative review of the complaint, the Commission determined that administrative charges against the Respondent, real estate salesperson, Ellen Godine license registration number, 05-315512 (“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’s license, at the time of the events at issue, was expired as of June 13, 2010 and not reinstated until March 15, 2011. The allegations by the Complainant in this matter occurred between June 13, 2010 and March 15, 2011.
3. On or about, March 8, 2011 the Commission received information that Respondent was listing homes for sale on the multiple listing system and providing real estate brokerage services with an expired salesperson’s license.
4. On or about March 16, 2011, Respondent responded to this complaint stating that she was unaware that her salesperson’s license had expired. Respondent further stated that she did attempt to renew her license in her

renewal period and was unaware that she did not complete the payment portion of her renewal when she attempted to renew her license

5. The Respondent admits she presented herself as a licensee when her license was expired and has violated Section 17-602 (b) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-602 (b)  
Business Occupations and Professions Article  
Maryland Annotated Code**

(b) Except as otherwise provided in this title, a person may not, on behalf of a real estate broker, provide, attempt to provide, or offer to provide real estate brokerage services unless licensed by the Commission as an associate real estate broker or a real estate salesperson to provide real estate brokerage services for that real estate broker.

6. The Respondent consents to the entry of an Order that her conduct, as described in this Consent Order, violates Section 17-601 (b) of the Business Occupations and Professions Article, Maryland Annotated Code he agrees to pay a civil penalty in the amount of \$500.00 to the Commission within thirty (30) days of the execution of this Consent Order.
7. By entering into this Consent Order, the Respondent expressly waives the right to an administrative hearing on the charges, in 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. 321-RE-2011.

*May* **BASED ON THESE STIPULATIONS, IT IS THIS 12<sup>th</sup> DAY OF**  
**2011 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated Section 17-601 (b) of the Business Occupations and Professions Article, Maryland Annotated Code for representing herself as an license agent when her license was expired; and it is further

**ORDERED** the Respondent will pay a civil penalty in the amount of \$500.00 within thirty (30) days of the execution of this Consent Order.

**ORDERED** that should the Respondent fail to pay the civil penalty within the 30 days after signing the Order, the Commission will suspend the license of 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 violations of Section 17-322 (b) (25) of the Business Occupations and Professions Article, Maryland Annotated Code.

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

**AGREED:**

**SIGNATURE ON FILE**

April 27, 2011  
Date

Ellen Godine  
Ellen Godine, Respondent

**MARYLAND REAL ESTATE COMMISSION:**

**SIGNATURE ON FILE**

By:

Katherine F. Connelly  
Katherine F. Connelly, Executive Director