MARYLAND REAL ESTATE COMMISSION	*	BEFORE THE
	*	MARYLAND REAL
v.	*	ESTATE COMMISSION
HUI ZHONG,	*	COMPLAINT NO. 2014-RE-414
Respondent	*	
and	*	
CLAIM OF WEN ZHANG AGAINST THE REAL ESTATE COMMISSION GUARANTY FUND	*	
	*	

*   *   *   *   *   *   *   *   *   *   *   *   *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint filed by Wen Zhang against Hui Zhong ("Respondent"). Based on that complaint and an investigation, the Commission determined that administrative charges against the Respondent were appropriate and that a hearing on those charges should be held. This matter was scheduled to be heard before an Administrative Law Judge of the Office of Administrative Hearings on October 30, 2015, but the Commission and the Respondent reached an agreement to resolve the administrative charges prior to the hearing. The Commission and the Respondent consent to the entry of this Order as final resolution of Complaint No. 2014-RE-414 as to the administrative charges (but not as to Ms. Zhang's Guaranty Fund claim).

IT IS STIPULATED BY THE PARTIES THAT:

1.   At all times relevant to the transactions at issue, the Respondent was licensed as a salesperson (License No. 05-634443) and was affiliated with BMI.

2.   The Respondent's license expires March 22, 2017.

3.   On or about November 23, 2012, a contract of sale between Paul Correa, *et al.*, sellers, and Haifeng He, buyer, for 19625 Gunners Branch Road, Unit A,

Germantown, Maryland 20876, was ratified.

4. This property was a condominium.

5. The Respondent was the buyer's agent in this transaction.

6. The Respondent was married to the buyer, but she failed to disclose the relationship in writing.

7. Wen Zhang was in contact with the Respondent about her (Ms. Zhang's) interest in purchasing an investment property.

8. The Respondent made Ms. Zhang aware of the Gunners Branch Road transaction and, on or about January 4, 2013, an Addendum to the November 23, 2012 contract was executed, adding Ms. Zhang as a buyer with Mr. He.

9. Two more Addenda were executed on or about May 21, 2013, raising the purchase price and removing Mr. He as a buyer, leaving Ms. Zhang as the sole buyer.

10. The Respondent failed to provide Ms. Zhang and the listing agent with a written disclosure that the Respondent represented Ms. Zhang in this transaction.

11. The Respondent enters this Consent Order freely, knowingly, and voluntarily, and with the advice of counsel.

12. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which she may be entitled in this matter and any rights to appeal from this Consent Order (as to the administrative charges).

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

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BASED ON THESE STIPULATIONS, IT IS, THIS 22nd day of September, 2015, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated Maryland Annotated Code, Business Occupations and Professions Article, §§17-322(b) (30), (32), and (33), and 17-530(b)(1), (2), and (4), as well as Code of Maryland Regulations 09.11.02.02D(1) and (2)(a), and it is further

ORDERED that all real estate licenses held by the Respondent are suspended for 60 days, effective October 2, 2015, and it is further

ORDERED that the Respondent is assessed a total civil penalty of $3,500.00, which amount is payable to the Commission within 60 days of the date on which this Consent Order is executed by the Commission, and it is further

ORDERED that, if payment of the civil penalty is not made within that 60-day period, all real estate licenses held by the Respondent shall be automatically suspended until that payment is made; and it is further

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

SIGNATURE ON FILE

SIGNATURE ON FILE

_____
HUI ZHONG

_____
COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

9-17-2015
_____
DATE

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