

MARYLAND REAL ESTATE
COMMISSION

v.

MARGARET MOREE,

Respondent

* BEFORE THE MARYLAND
* REAL ESTATE COMMISSION

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Agency File: 08-RE-864

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OAH #: DLR-REC-21-10-07844

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CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint filed by Anthony and Monica Gage ("Complainants") against Margaret Moree ("Respondent"). The matter was scheduled for hearing on September 22, 2010, before the Office of Administrative Hearings. Prior to the hearing, the Commission and Respondent agreed to resolve the regulatory charges contained in the Statement of Charges and Order for Hearing dated February 17, 2010, which is incorporated by reference herein. The Guaranty Fund Claim of the Complainants was previously dismissed by the Commission. The Commission and the Respondent consent to the entry of this Order as the final resolution of Complaint No.08-RE-864.

THE PARTIES HEREBY STIPULATE TO THE FOLLOWING:

1. The Respondent, is currently licensed as a real estate salesperson (License No. 05-311648), and was licensed at all relevant times to the complaint.

2. The Respondent represented the Complainants as a buyer's agent in the Complainants' attempt to purchase a residence at 223 Edridge Way, Baltimore, MD 21228.

3. The Complainants would testify were this matter to have gone to hearing that they informed the Respondent that their purchase of the Edridge Way Property was contingent on the sale of their existing home. The Respondent would testify were this matter to have gone to hearing that the Complainants did not inform the Respondent that their purchase of the Edridge Way Property was contingent on the sale of their existing home.

4. The Respondent, on behalf of the Complainants, prepared a contract offer, dated March 26, 2006, to purchase the Edridge Way property. The contract offer, at Paragraph 19, indicated it was contingent upon financing; however, the blanks were not filled in as to the financing terms. The contract offer did not include a home sale contingency addendum.

5. The contract offer was accepted and ratified by the seller on or about March 27, 2006, and the agreed upon settlement date was June 30, 2006.

6. The Complainants were unable to sell their existing home prior to the date of settlement on the Edridge Way property and were unable to complete the settlement. The Complainants were sued by the sellers of the Edridge Way property for breach of contract.

7. The Respondent enters this Consent Order freely, knowingly, and voluntarily, having had the opportunity to seek the advice of counsel.

8. By entering 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 this Consent Order.

9. 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 any future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS THIS 27th DAY OF September, 2010, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED: that Respondent Margaret Moree has violated Maryland Annotated Code, Business Occupations and Professions Article §17-322(b)(33) and Code of Maryland Regulations ("COMAR") and 09.11.02.02 ; and it is further

ORDERED: that Respondent is assessed a total civil penalty of \$500.00, payable to the Commission within 60 days of the date this Order is signed by the Commission; and it is further

ORDERED: that Respondent shall complete and provide to the Commission documentary evidence of the completion of three hours of continuing education in the area of contracts within 60 days of the date this Order is signed by the Commission; and it is further

ORDERED: that if the Respondent does not comply with the terms of this Order, her license shall be suspended until such time as she complies with the Order, and it is further

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

9/20/2010
Date

RESPONDENT'S SIGNATURE
APPEARS ON ORIGINAL ORDER

RESPONDENT'S SIGNATURE
APPEARS ON ORIGINAL ORDER

Indira K. Sharma (Counsel for Respondent)

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for CC
M.

(COMMISSIONER'S SIGNATURE
APPEARS ON ORIGINAL ORDER)

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Director