

**MARYLAND REAL ESTATE
COMMISSION**

v.

HARRY BLONDELL,

Respondent

and

**CLAIM OF GEORGINA COFFMAN
AGAINST THE REAL ESTATE
COMMISSION GUARANTY FUND**

*** BEFORE THE MARYLAND
* REAL ESTATE COMMISSION**

*** COMPLAINT NO.: 2014-RE-209**

*** OAH NO.: DLR-REC-24-16-
07300**

*** * * * ***

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission (the "Commission") based on a complaint and claim filed by Georgina Coffman ("Complainant"), dated October 15, 2013, against Harry W. Blondell, the Respondent real estate broker ("Respondent"). The Respondent was the broker of record for Advance Realty Progressive, Inc. at the time of the events that formed the basis for the complaint and claim. On or about February 26, 2016, the Commission issued a Statement of Charges and Order for Hearing (incorporated by reference herein) alleging that the Respondent engaged in violations of the Maryland Real Estate Brokers Act in connection with a listing agreement that occurred in or around

December of 2012. A hearing was subsequently scheduled before the Office of Administrative Hearings, however, the hearing was withdrawn based on the parties' expressed intent to enter into this Consent Order which shall constitute a full and final resolution of this action.

IT IS STIPULATED BY THE PARTIES THAT:

1) The Respondent is currently licensed by the Commission as a real estate broker with registration number 633837, and was licensed as such during all relevant times in this matter. The Respondent also holds a license as an associate real estate broker with registration number 17594.

2) The charges arise out of a listing agreement between the Complainant and Advance Realty Progressive, Inc. which occurred in or around December of 2012, for the Complainant's property at 656 Kittendale Circle, Middle River, Maryland 21220 (the "Property").

3) The Complainant was the owner/seller of the property.

4) The Respondent was the listing agent and was the broker of record for Advance Realty Progressive, Inc.

5) The Respondent failed to promptly furnish a copy of the listing agreement to the Complainant.

6) The Respondent advised the Complainant that she should have home

improvement work performed at the property prior to offering it for sale. The Respondent further advised the Complainant that he would secure contractors to perform the work.

7) The Respondent secured the services of an unlicensed contractor to perform home improvement work at the Complainant's property.

8) The Respondent and his son, neither of whom was properly licensed as a home improvement contractor, also performed home improvement work at the Complainant's property.

9) In connection with the aforementioned circumstances, the Respondent admits to violations of Md. Code, Bus. Occ. and Prof. Art. (BOP), §17-322(b)(14)(i) and §17-532(c)(vi).

10) Based on his violations, the Respondent agrees to pay a civil penalty in the amount of **\$500.00** to the Commission on or before June 1, 2016.

11) The Respondent further agrees to take **24 hours of Continuing Professional Education ("CPE")** courses which shall be in addition to, and shall not be credited toward, the normal CPE requirements. The additional CPE courses shall include at least 3 hours in the subject matter of Ethics, at least 3 hours in the subject matter of Contracts, and at least 3 hours in the subject matter of Agency. The Respondent shall provide prompt notification to the Commission upon successful

completion of the CPE courses and all required courses shall be obtained within four months of the date of this Consent Order.

12) The Respondent further agrees to pay the amount of **\$10,540.05** in full to the Complainant in satisfaction of her Guaranty Fund claim, through a series of eight separate payments, in accordance with the following schedule:

	<u>Payment Amount</u>	<u>Due Date</u>
(i)	\$1317.55	June 1, 2016
(ii)	\$1317.50	July 1, 2016
(iii)	\$1317.50	August 1, 2016
(iv)	\$1317.50	September 1, 2016
(v)	\$1317.50	October 1, 2016
(vi)	\$1317.50	November 1, 2016
(vii)	\$1317.50	December 1, 2016
(viii)	\$1317.50	January 1, 2017
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Total	\$10,540.05	

13) The Complainant agrees to dismiss her Guaranty Fund claim upon receipt of payment in full as described above in Paragraph 12. In the event that the Respondent fails to make any of the required payments described in Paragraph 12, the

Complainant reserves the right to have the administrative hearing on the matter of her Guaranty Fund claim reinstated.

14) In the event that the Respondent fails to make any required payment (including payments pertaining to the civil penalty and the resolution of the Guaranty Fund claim), or obtain the required CPE credits, in accordance with the terms of this Consent Order, his Maryland real estate licenses shall be automatically and immediately suspended until such time as the required payment is made or the required additional CPE training is completed, and notification thereof is provided to the Commission. In addition, if the Respondent fails to comply with the terms of this Consent Order in any respect, the Commission reserves the right to pursue further disciplinary action, including the rescheduling of this matter for hearing and the imposition of additional sanctions.

15) The Respondent agrees to abide by the Maryland Real Estate Brokers Act, BOP, §17-101 *et seq.*, and regulations of the Commission in all future transactions.

BASED ON THE STIPULATIONS OF THE PARTIES, IT IS THIS 18th day of May, 2016, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated BOP, §§ 17-322(b)(14)(i) and 17-532(c)(vi);

AND IT IS FURTHER ORDERED that the Respondent shall pay a civil penalty to the Commission in the amount of \$500.00 on or before June 1, 2016;

AND IT IS FURTHER ORDERED that the Respondent shall complete 24 hours of Continuing Professional Education credits in accordance with the terms of this Consent Order, which shall be in addition to, and shall not be credited toward, the normal CPE requirements;

AND IT IS FURTHER ORDERED that this matter shall be resolved in accordance with the terms of this Consent Order and that the same shall be reflected among the records of the Maryland Real Estate Commission;

AND IT IS FURTHER ORDERED that this Consent Order shall constitute a Final Order of the Maryland Real Estate Commission.

SIGNATURE ON FILE

Harry W. Blondell, Respondent

5/3/2016

Date

SIGNATURE ON FILE

Maryland Real Estate Commission

5/18/2016

Date

SIGNATURE ON FILE

Georgina Coffman, Complainant

5/03/16

Date