

MARYLAND REAL ESTATE
COMMISSION

*

BEFORE THE MARYLAND

*

REAL ESTATE COMMISSION

V.

*

ALTON MACDONALD

*

COMPLAINT NO: 2014-RE-037

Respondent
License No: 636150

* * * * *

SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed against Alton MacDonald (respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 14-RE-037.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson and not associated with a brokerage.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 2404 Beaver Crossing Road in Edgewood, Maryland.
3. The Respondent was the listing agent of a house that was being sold as a short sale. After a contract was accepted, the sellers became unresponsive and the buyers terminated the contract and requested the deposit.
4. The Respondent emailed the sellers the release form and received no response from the sellers.
5. The Respondent pasted the sellers' signatures on the release form so the buyers could obtain their deposit.
6. There was no loss to any of the parties.
7. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.

9. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

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

BASED ON THESE STIPULATIONS, IT IS, THIS _____ day of _____, 2014, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated the Annotated Code of Maryland, Title 17-322(b)(25)

ORDERED that the Respondent pay a fine of \$1000.00 and complete a course in contract law and

ORDERED that the Respondent has ninety (90) days to comply with the prescribed terms of the Order. Should the Respondent fail to comply, the real estate license shall be suspended until such time that the terms are met and it is further

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

SIGNATURE ON FILE

ALTON MACDONALD

SIGNATURE ON FILE

COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

01/13/14

DATE