

MARYLAND REAL ESTATE  
COMMISSION

V.

MARTHA S. JANNEY

Respondent  
License No: 627017

\* BEFROE THE MARYLAND  
\* REAL ESTATE COMMISSION  
\*  
\* COMPLAINT NO: 2016-RE-474

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Henry Matthews against Martha Janney (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. 16-RE-474.

#### IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Coldwell Banker Residential Services.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 279 Long Point Road in Crownsville, Maryland.
3. The Respondent was the buyer's agent in a contract for the purchase of the home.
4. The contract was accepted by the sellers on November 11, 2015 and because the buyers were out of town, the deposit was mailed to the respondent. It was received on November 17, 2015, the same day as the home inspection was being performed.
5. The buyers terminated the contract and the Respondent failed to turn the deposit into the broker for deposit and destroyed the check.
6. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.
7. 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.

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8. 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 29<sup>th</sup> day of August, 2016, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated section 17-502(a) of the Business Occupations and Professions Article, Maryland Annotated Code.

ORDERED that the Respondent pay a fine of \$1,500.00 in connection with the violation within sixty (60) days of the date of this Consent Order and

ORDERED that in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order and it is further

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

  
MARTHA JANNEY

8/21/16

  
KATHERINE F. CONNELLY  
MARYLAND REAL ESTATE COMMISSION