

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY
PROCEEDINGS AGAINST

WARD K. WOLFF
RESPONDENT.

FINAL DECISION AND ORDER
99 REB 072
LS9912098REB

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

Ward K. Wolff
3017 Church St.
Stevens Point, WI 54481

Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53708-8935

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Board . The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Ward K. Wolff ("Wolff"), date of birth 09/06/45, is licensed in the State of Wisconsin as a real estate broker having license # 90-12319. This license was first granted to him on 10/05/76. Wolff's most recent address on file with the Department of Regulation and Licensing is, 3017 Church St., Stevens Point, WI 54481.

2. At all times relevant to the facts set forth below Wolff was the real estate

Broker /Owner of Century 21 Golden Sands Realty, Inc., 3017 Church St., Stevens Point, WI 54481-5398.

3. On or about March 4, 1999, the Department of Regulation and Licensing received a Notice of Termination of Employment of Broker or Salesperson from Marcia Jaggard a salesperson with Century 21 Golden Sands Realty, Inc., informing the Department that she was terminating her employment with Century 21 Golden Sands Realty, Inc. The document did not indicate an effective date for the termination. A copy of the Notice of Termination of

Employment of Broker or Salesperson is attached as **Exhibit 1** and is incorporated herein by reference.

4. Upon receipt of the Notice of Termination of Employment of Broker or Salesperson (Exhibit 1), Department personnel noted that Jaggar's real estate salesperson's license had expired as of January 1, 1997. An investigation was opened, and Century 21 Golden Sands Realty, Inc. was contacted by a Department investigator regarding Jaggar's real estate sales activities after her license had expired.

5. In response to the Department's inquiry, a "QuikZoom Report" pertaining to Jaggar was supplied by Wolff, which indicated that Jaggar had been involved in at least seven real estate transactions while unlicensed and while yet employed by Century 21 Golden Sands Realty, Inc. Her last commission check was dated August 14, 1998. A copy of the "QuikZoom Report" from Century 21 Golden Sands Realty, Inc. is attached as **Exhibit 2** and is incorporated herein by reference.

6. At the beginning of the 1997-1998 biennial licensure period Wolff failed to determine that Jaggar was properly licensed.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14, Wis. Stats.

2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.

3. Respondent **Ward K. Wolff** has violated:

a. Sections RL 17.07 and RL 24.17(3) of the Wisconsin Administrative Code and sections 452.03, 452.12(3)(a), 452.14(3)(i), and 452.14(3)(L) of the Wisconsin Statutes by failing to check Marcia Jaggar's licensing status at the beginning of the 1997 biennial licensing period and in allowing her to continue to act as a real estate agent in at least seven real estate transactions while she was unlicensed, i.e. from January 1, 1997, until she terminated employment about August 1998.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that Respondent **Ward K. Wolff**, license #90-12319, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Ward K. Wolff**, within six months of the date of this Order, successfully complete the following course module from the 36 hour pre-licensing real estate broker's course at an educational institution approved by the Department of Regulation and Licensing:

a. The four-hour Personnel module - section RL 25.02(2)(f), of the Wisconsin Administrative Code.

and submit proof of the same in the form of verification from the institution providing the education to the Real Estate Board, P.O. Box 8935, Madison, WI 53708-8935. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing.

IT IS FURTHER ORDERED, that in the event Respondent **Ward K. Wolff** fails to successfully complete and report the educational requirements within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent Ward K. Wolff, his real estate license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until further Order of the Board.

IT IS FURTHER ORDERED, that Respondent **Ward K. Wolff**, pay **partial costs** of this matter in the amount of \$300.00, within 30 days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent **Ward K. Wolff** fails to pay the \$300.00 **partial costs** within the time and manner as set forth above, then and in that event, and without further notice to the Respondent Ward K. Wolff, his real estate broker's license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said partial costs have been paid to the Department of Regulation and Licensing and his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 99 REB 072 be, and hereby is, closed.

Dated this 9th day of December, 1999.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff

A member of the Board