

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:

**JOEL S. STREBLOW &
STREBLOW REAL ESTATE INC.,
RESPONDENT**

**FINAL DECISION AND ORDER

LS0108231REB**

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

Joel S. Streblow
N6687 Wrightway Dr. Ste D
Fond du Lac, WI 54935

Streblow Real Estate Inc.
N6687 Wrightway Dr. Ste D
Fond du Lac, WI 54935

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

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. **Joel S. Streblow** ("Streblow"), date of birth 06/18/69, is licensed in the State of Wisconsin as a real estate broker having license #90-47767. This license was first granted to him on 01/01/95. Streblow's most recent address on file with the Department of Regulation and Licensing is N6687 Wrightway Dr. Ste D, Fond du Lac, WI 54935.
2. Streblow is the president of Streblow Real Estate Inc. located at N6687 Wrightway Dr. Ste D, Fond du Lac, WI

54935, License # 91 835245. This license was first granted to it on 06/18/99.

3. On or about April 4, 2001, Gene Kleinert, an auditor with the Department of Regulation and Licensing, began an audit of Streblow's real estate trust account bookkeeping records. On or about May 31, 2001, Kleinert completed his audit. During the audit conducted on April 4, 2001, and May 31, 2001, Kleinert discovered discrepancies in the real estate trust account as detailed in form 344. A copy of form 344 is attached as **Exhibit 1** and is hereby incorporated into this document.

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 **Joel S. Streblow** has violated:
 - a. Sections RL 18.031 of the Wisconsin Administrative Code by failing to deposit earnest money check dated 3/2/01 within 48 hours of receipt.
 - b. Sections RL 18.09 of the Wisconsin Administrative Code by failing to immediately replace the incorrectly disbursed trust funds of \$3,500.00.
 - c. Sections RL 18.13(2), RL 18.13(3), RL 18.13(4) and RL 18.13(5) of the Wisconsin Administrative Code by failing to maintain a required ledger, failing to do required monthly account reconciliations, trial balances and validations.

ORDER

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

IT FURTHER ORDERED, that Respondent **Joel S. Streblow**, license #90-47344, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Joel S. Streblow**, within six months of the dated of this Order, successfully complete the following course modules 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 Trust Accounts, Escrow, Closing Statement module-section RL 25.02(2)(c), of the Wisconsin Administrative Code.
- b. The Financial and Office Management module-section RL 25.02(2)(e), of the Wisconsin Administrative Code.

and submit proof of the same to the Real Estate Board, P.O. Box 8935, Madison, WI 53708-8935, in the form of verification from the institution providing the education. 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 **Joel S. Streblow**, fails to successfully complete 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 **Joel S. Streblow**, 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 **Joel S. Streblow** pay a **FORFEITURE** of \$300.00, within 6 months 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 **Joel S. Streblow**, fails to pay the \$300.00 forfeiture within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent **Joel S. Streblow**, his real estate license shall continue under suspension without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said forfeiture have been paid to the Department of Regulation and Licensing and his failure to pay the forfeiture shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that Respondent **Joel S. Streblow**, pay **PARTIAL COSTS** of this matter in the amount of \$350.00 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 **Joel S. Streblow**, fails to pay the \$350.00 partial costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent **Joel S. Streblow**, his real estate 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 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 Respondent **Streblow Real Estate Inc.**, license #91 835245, is hereby **REPRIMANDED**.

IT IS FURTHER ORDERED, that file 01 REB 122 be, and hereby is, closed.

Dated this 23rd day of August, 2001.

WISCONSIN REAL ESTATE BOARD

James Imhoff Jr.

A Member of the Board