

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscqa>.
- Records not open to public inspection by statute are not contained on this website.

By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.

Correcting information on the DRL website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF :
DISCIPLINARY PROCEEDINGS AGAINST :
 : **FINAL DECISION**
 : **AND ORDER**
RICHARD J. FREUND and : **LS0208222REB**
FREUND & ASSOCIATES, LLC, :
RESPONDENTS :

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

Richard J. Freund

845 S. Main Street, Ste. 100

Fond Du Lac, Wisconsin 54935

Freund & Associates, LLC

845 S. Main Street, Ste. 100

Fond Du Lac, Wisconsin 54935

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 decision 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. Richard J. Freund (DOB: 07/06/44) is duly licensed in the state of Wisconsin as a real estate broker (license #30223). This license was first granted on October 13, 1965.

2. Freund's latest address on file with the Department of Regulation and Licensing is 845 S. Main Street Fond Du Lac WI 54935.

3. Freund & Associates, LLC, is a licensed real estate business entity which was granted a business entity license (#700040) on December 12, 1996.

4. At all times relevant to this action, Richard Freund was the supervising broker and owner of Freund & Associates, LLC.

5. From January 1, 1997 through November 25, 1998, Curt W. Mauer worked as a real estate broker for Freund & Associates, LLC.

6. Freund & Associates, LLC had agreed to pay the renewal fees for brokers working for the company. For reasons unknown, Mauer's real estate license was not renewed.

7. Richard Freund and Freund & Associates, LLC did not have a system in place for checking the licensure status of the brokers who worked for the company. Respondents were unaware that Mauer's license had expired.

8. Mauer worked as a real estate broker for Freund & Associates, LLC., for approximately twenty-three months with an expired license.

CONCLUSIONS OF LAW

The conduct described above constitutes a basis for disciplinary action against the Respondent Richard J. Freund pursuant to Wis. Stats. sec. 452.03 and 452.12 (3)(a).

The conduct described above constitutes a basis for disciplinary action against the Respondent Freund & Associates, LLC., pursuant to Wis. Stats. sec. 452.03 and Wis. Admin. Code RL 17. 07.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that

1. Respondent Richard J. Freund (lic.# 45455), is hereby **REPRIMANDED**.

2. Respondent Freund & Associates, LLC., (lic.# 700040), is hereby **REPRIMANDED**.

3. Within thirty (30) days from the date of this Order, Respondents shall pay a forfeiture in the amount of three hundred dollars [\$300.00].

4. Payment shall be made via check or money order payable to the Wisconsin Department of Regulation and Licensing , Attn: Department Monitor, PO Box 8935, Madison, WI 53708.

5. In the event that Respondents fail to timely comply with the terms and conditions set forth above, their licenses shall be **SUSPENDED**, without further notice or hearing, until such time as compliance is gained with the terms of this Order

6. This Order shall become effective upon the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff, Jr.

A Member of the Board

8-22-02

Date