

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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# STATE OF WISCONSIN

## BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	
	:	FINAL DECISION AND ORDER
SUSAN M. SCHRAMM,	:	LS0208223REB
RESPONDENT.	:	

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

Susan M. Schramm  
W3350 Beryl Drive  
Watertown, WI 53094

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

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

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. **Susan M. Schramm** (Schramm), date of birth May 23, 1953, is licensed as a real estate broker having license number 90-50113. This license was first granted to her on February 3, 2000. Prior to receiving her real estate broker’s license, Schramm was licensed as a real estate salesperson from September 5, 1978 to February 3, 2000. Schramm’s most recent address on file with the Department of Regulation and Licensing is

2. At all times relevant hereto, Schramm was a real estate salesperson for RE/MAX Realty Center, located at 806 N. Church St., Suite A, Watertown, WI 53098. Schramm terminated her employment with RE/MAX on February 3, 2000.

3. On or about May 24, 2000, Schramm, was discipline by the Metropolitan Association of Realtors of Milwaukee & Waukesha Counties, Ethics Hearing Panel. The discipline was a result of Schramm, without the consent of her supervising broker, entering into agreements with sellers to shorten the term of their listing contracts. A copy of the Decision is attached as **Exhibit 1** and is incorporated herein by reference.

4. On or about August 21, 2000, the Metropolitan Association of Realtors of Milwaukee & Waukesha Counties, upheld the decision rendered by the ethics-hearing panel but agreed to reduce the fine to \$1,000.00 if she completed the education requirement ordered by the hearing panel. A copy of the Metropolitan Association of Realtors letter dated August 21, 2000, is attached as **Exhibit 2** and is incorporated herein by reference.

5. On or about December 19, 2000, the Metropolitan Association of Realtors of Milwaukee & Waukesha Counties, Arbitrators, found that Schramm owed the Complainants (RE/MAX Realty Center) \$7,800.00. A copy of the Award Of Arbitrators is attached as **Exhibit 3** and is incorporated herein by reference.

### CONCLUSIONS OF LAW

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

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

3. Respondent **Susan M. Schramm**, License Number 90-50113, has violated:

a) Sections 452.14(3)(g), 452.14(3)(i) and 452.14(3)(k) of the Wisconsin Statutes, by representing another broker while employed by RE/MAX Realty Center. Such conduct further violates sections RL 24.03(2)(b) that requires licensees to act to protect the public against fraud, misrepresentation and unethical practices.

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

IT IS FURTHER ORDERED, that the real estate license of **Respondent Susan M. Schramm**, License Number 90-50113, is hereby **SUSPENDED for a period of not less than 2 months**, commencing thirty days from the date of this Order.

IT IS FURTHER ORDERED, that Respondent **Susan M. Schramm**, within six months of the date 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 Business Ethics module-section RL 25.02(2)(g), of the Wisconsin Administration Code,
- b. The Consumer Protection module-section RL 25.02(2)(h), of the Wisconsin Administration 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 **Susan M. Schramm** 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 **Susan M. Schramm**, her 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 **Susan M. Schramm**, pay **PARTIAL COSTS** in this matter in the amount of a \$1000.00, 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 **Susan M. Schramm** fails to pay the \$1000.00 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 **Susan M. Schramm**, her real estate license shall remain 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 her failure to pay the partial costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that investigative file 00 REB 061 be, and hereby is, closed as to all respondents.

Dated this 22<sup>nd</sup> day of August, 2002.

**WISCONSIN REAL ESTATE BOARD**

James Imhoff, Jr.