

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 :
 : **FINAL DECISION AND ORDER**
JOHN M. LAW & : **LS0210243REB**
REMAX GENEVA REALTY INC., :
RESPONDENTS. :

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

John M. Law

N2289 Alta Vista Dr.

Lake Geneva, WI 53217

ReMax Geneva Realty Inc.

101 Board St.

Lake Geneva, WI 53217

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. John M. Law ("Law"), date of birth 01/17/54, is licensed in the State of Wisconsin as a real estate broker having license # 90-5294. This license was first granted to him on 04/17/74. Law's most recent address on file with the Department of Regulation and Licensing is, N2289 Alta Vista Dr., Lake Geneva, WI 53147.

2. At all times relevant to the facts set forth below Law was the real estate broker /owner of ReMax Geneva Realty Inc., 101 Broad St., Lake Geneva, WI 53147, licensed as a Real Estate Business entity having license # 91-834211 first granted on 01/03/92.

3. On January 1, 2001, Karen A. Klipp's, an employee of ReMax Geneva Realty Inc., Wisconsin real estate salesperson's license expired and was not renewed until September 14, 2001.

4. On or about September 1, 2001, the Department of Regulation and Licensing received a Notice of Termination of Employment of Broker or Salesperson from Klipp, informing the Department that she was terminating her employment with Geneva Realty, Ltd. The effective date for the termination was August 24, 2001.

5. Upon receipt of the Notice of Termination of Employment of Broker or Salesperson, Department personnel noted that Klipp's real estate salesperson's license had expired as of January 1, 2001. An investigation was opened, and ReMax Geneva Realty Inc. was contacted by the Division of Business Licensing & Regulation regarding Klipp's real estate sales activities after her license had expired.

6. In response to the Department's inquiry, a report pertaining to Klipp's closed transactions was supplied by ReMax Geneva Realty Inc. which indicated that she had been involved in at least six real estate transactions while unlicensed and while yet employed by ReMax Geneva Realty Inc. A copy of the closed transaction report is attached as **Exhibit 1** and is incorporated herein by reference.

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. Respondents **John M. Law and ReMax Geneva Realty Inc.** have violated:

a. Sections RL 17.07, and RL 24.17(3) of the Wisconsin Administrative Code and section 452.12(3)(a) of the Wisconsin Statutes by failing to check Karen A. Klipp's licensing status and in allowing her to continue to act as a real estate agent in at least six real estate transactions while she was unlicensed from January 1, 2001, until she terminated employment on August 24, 2001.

ORDER

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

IT IS FURTHER ORDERED, that Respondent **JOHN M. LAW**, license #90-5294, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that **REMAX GENEVA REALTY INC.** license # 91-834211 be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **JOHN M. LAW**, pay **partial costs** of this matter in the amount of \$250.00, within 30 days of the date of this Order. Payment shall be made by **certified check or money order**, payable to the Wisconsin Department of Regulation and Licensing and sent to: **Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935**.

IT IS FURTHER ORDERED, that in the event Respondent **JOHN M. LAW** fails to pay the \$250.00 **partial costs** within the time and manner as set forth above, then and in that event, and without further notice to the Respondent **JOHN M. LAW**, 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 01 REB 233 be, and hereby is, closed as to Respondents John M. Law and ReMax Geneva Realty Inc.

Dated this 24th day of October, 2002.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger

A Member of the Board