

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

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IN THE MATTER OF UNLICENSED :  
PRACTICE BY : FINAL DECISION AND  
 : SPECIAL ORDER  
 : OF INJUNCTION  
KEITH FRANKLIN, : WIS. STAT. SEC. 440.21  
RESPONDENT. : LS0501264UNL  
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The parties to this action for the purposes of §227.53, Wis. Stats., are:

Keith Franklin  
5821 W Capitol Dr.  
Milwaukee, WI 53216

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

Wisconsin 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 Department. The Department has reviewed this Stipulation and considers it acceptable.

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

FINDINGS OF FACT

1. Keith Franklin, Respondent, has never been licensed as a real estate broker or real estate salesperson in the State of Wisconsin pursuant to Chapter 452 of the Wisconsin Statutes. Respondent is employed as a mortgage broker.
2. Wis. Stat. § 452.03, prohibits any person from practicing as a real estate broker or real estate salesperson in the State of Wisconsin unless the person has a license issued by the Department of Regulation and Licensing, and pursuant to the rules and regulations set forth by the Department.
3. On or about August 2, 2003, Respondent drafted an Offer To Purchase for Stacia Clay to purchase property owned by Cyprian Amadi located at 3752-3752 A, N. 3<sup>rd</sup>. St., and Milwaukee, WI. This Offer was signed by Mr. Clay as buyer, Mr. Amadi as Owner and Jennifer Williams, an employee of Respondent, as witness.
4. Respondent negotiated the sale between Mr. Amadi and Mr. Clay and the transaction closed on August 26, 2003. A loan payoff was made to Ms. William in the amount of \$19,400.00. No monies were ever remitted to Mr. Amadi.
5. Drafting an Offer To Purchase for another person and negotiating a sale of real estate constitutes the practice of real estate pursuant to Wis. Stat. § 452.01 (2) (a).

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 440.21(1) and (2).
2. The Wisconsin Department of Regulation and Licensing is authorized to enter into this stipulated resolution of this matter pursuant to Wis. Stat. § 227.44(5).
3. Respondent, Keith Franklin, has engaged in activities that constitutes the practice of real estate in the State of Wisconsin in violation of Wis. Stat. § 452.03.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that Respondent, Keith Franklin, is enjoined and prohibited from the practice of real estate without a license in the State of Wisconsin.

IT IS FURTHER ORDERED that Respondent, Keith Franklin, be, and hereby is, notified that any person who violates a special order such as this, after it is issued under §440.21, Wis. Stats., may be required to forfeit not more than \$10,000.00 for each offense, and that each day of continued violation constitutes a separate offense.

Dated at Madison, Wisconsin this 26<sup>th</sup> day of January, 2005.

Sandra Rowe  
Secretary or Designee  
Department of Regulation and Licensing