

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION FOR :
A REAL ESTATE SALESPERSONS LICENSE FOR :
: FINAL DECISION AND ORDER
TERRI L OLSON : LS0508153REB
APPLICANT. :

The parties to this action for the purposes of Wis. Stat. § 227.53 are:

Terri L Olson
4623 Olson Drive
Eau Claire WI 54703

Department of Regulation & Licensing
1400 East Washington Avenue
P.O. Box 8935
Madison WI 53708-8935

FINDINGS OF FACT

1. Terri L. Olson (Applicant) has filed an application for a credential to practice as a real estate salesperson in the State of Wisconsin.
2. Information received in the application process reflects that the Applicant was convicted on or about:
 - a. On or about June 26, 1997 Applicant was charged with violation of Wis. Stat. § 346.63(1)(a) [operating while intoxicated (2nd)]
 - b. On or about March 26, 1998 Applicant was charged with violation of Wis. Stat. § 9.44.010 [county disorderly conduct]
 - c. On or about June 29, 2000 Applicant was charged with violation of Wis. Stat. § 9.47.010 [county worthless check]
 - d. On or about October 18, 2000 Applicant was charged with violation of Wis. Stat. § 947.01 [county/municipality disorderly conduct]
 - e. On or about March 1, 2002 Applicant was charged with violation of Wis. Stat. 943.20(1)(a) [theft-movable property <=\$1000]
 - f. On or about September 3, 2002 Applicant was charged with violation of Wis. Stat. § 9.44.010 [disorderly conduct]
 - f. On or about November 9, 2004 Applicant was charged with violation of Wis. Stat. § 9.47.010 [county-worthless check]

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. §

452.05(1)(a).

2. The facts and circumstances of the convictions referenced above substantially relate to the practice of a real estate salesperson. Applicant by his conduct is subject to action against his license pursuant to Wis. Stat. § 452.14(3).

ORDER

NOW, THEREFORE, IT IS ORDERED that Terri L. Olson is GRANTED a REAL ESTATE SALESPERSON'S LICENSE, subject to the following LIMITATIONS, TERMS AND CONDITIONS:

CONDITION AND LIMITATIONS

Practice Limitations

1. Applicant shall practice only under the general supervision of a licensed real estate broker approved by the Department or Department Monitor and only in a work setting pre-approved by the Department or Department Monitor.
2. Applicant shall not personally receive, hold or disburse "client funds", as that term is defined in Wis. Stat. § 452.13(1)(a) [\[1\]](#).
3. Applicant shall provide a copy of this Final Decision and Order immediately to supervisory personnel at all settings where Applicant works or applies to work as a real estate salesperson.
4. It is Applicant responsibility to arrange for written reports from supervisors to be provided to Department Monitor on a quarterly basis, as directed by Department Monitor. These reports shall assess Applicant's work performance.
5. Applicant shall report to the Department any change of employment status, residence, address or telephone number within five (5) days of the date of a change.

MISCELLANEOUS

Department Monitor

6. Any requests, petitions, reports and other information required by this Order shall be mailed, e-mailed, faxed or delivered to:

DEPARTMENT MONITOR
Department of Regulation and Licensing
Division of Enforcement
1400 East Washington Ave., P.O. Box 8935
Madison, WI 53708-8935
Fax: (608) 266-2264
Telephone: (608) 267-3817
department.monitor@drl.state.wi.us

Required Reporting

7. Applicant is responsible for compliance with all of the terms and conditions of this Order, including the timely submission of reports by others. Applicant shall promptly notify Department Monitor of any suspected violations of any of the terms and conditions of this Order by Applicant and any failures of the Treatment Provider, treatment facility, Approved Program or collection sites to conform to the terms and conditions of this Order.

Change of Treatment Provider or Approved Program by Department

8. If the Department or Department Monitor determines the Treatment Provider or Approved Program has performed inadequately or has failed to satisfy the terms and conditions of this Order, the Department or Department Monitor may direct that Applicant continue treatment and rehabilitation under the direction of another Treatment Provider or Approved Program.

Petitions for Modification

9. Applicant may petition the Department for modification of the terms of this Order at any time following two years from the effective date of this Order. Any such petition shall be accompanied by a written recommendation from Applicant's Treatment Provider expressly supporting the specific modifications sought. Denial of a petition in whole or in part shall not be considered a denial of a license within the meaning of §227.01(3)(a), Stats., and Applicant shall not have a right to any further hearings or proceedings on the denial.

Costs of Compliance

10. Applicant shall be responsible for all costs and expenses incurred in conjunction with the monitoring, screening, supervision and any other expenses associated with compliance with the terms of this Order. Being dropped from a program for non-payment is a violation of this Order.

Additional Discipline

11. In addition to being a basis for removal of the stay of this suspension, violation of any term of this Order may be the basis for a separate disciplinary action under Wis. Stat. § 452.14.

Dated at Madison, Wisconsin this 15th day of August, 2005.

Steven M. Gloe
On behalf of the Department of
Regulation and Licensing

[\[1\]](#) “‘Client funds’ means all down payments, earnest money deposits or other money related to a conveyance of real estate that is received by a broker, salesperson or time-share salesperson on behalf of the broker's, salesperson's or time-share salesperson's principal or any other person. ‘Client funds’ does not include promissory notes.”