

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
INTEGRITY GROUP LLC, d/b/a : FINAL DECISION AND ORDER
CENTURY 21 INTEGRITY GROUP :
AND CHRISTOPHER P. NASH, :
RESPONDENTS. : LS0808254REB

Division of Enforcement Case File # 04 REB 149

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

Integrity Group LLC, d/b/a
Century 21 Integrity Group
238 S. Main St.
Jefferson, WI 53549

Christopher P. Nash
675 N. Marion Ave.
Jefferson, WI 53549

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

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. **Christopher P. Nash** is a licensed real estate broker in the State of Wisconsin, license # 90-40576, which was first granted on 04/28/87. Mr. Nash's most recent address on file with the Department of Regulation and Licensing is 675 N. Marion Ave., Jefferson, WI 53549.
2. At all times relevant to the facts set forth below, Mr. Nash was the President and the responsible broker for Integrity Group LLC, d/b/a Century 21 Integrity Group.
3. **Integrity Group LLC, d/b/a Century 21 Integrity Group** (Integrity Group) is a licensed real estate business entity in the State of Wisconsin, license # 91-701094, which was first granted on 02/15/05. Integrity Group's most recent address on file with the Department of Regulation and Licensing is 238 S Main St., Jefferson, WI 53549.
4. Integrity Group was formed as a Wisconsin Limited Liability Corporation (LLC) with the Department of Financial Institutions (DFI) on July 8, 2003, and Mr. Nash is listed on DFI records as the registered agent.
5. On June 2, 2004, the Department of Regulation and Licensing Bureau of Professional Credentialing notified Mr. Nash that Integrity Group LLC was not licensed to do business as a business entity in the state of Wisconsin. Mr. Nash was given 30 days to license the company.
6. Mr. Nash did not respond to the Department's notification within 30 days and the matter was referred to the Department of Regulation and Licensing Division of Enforcement.
7. Mr. Nash was contacted by the Division of Enforcement on January 27, 2005. Mr. Nash responded by letter dated February 4, 2005, and acknowledged that he had not licensed the Integrity Group as a real estate business entity.
8. On or about February 4, 2005, Mr. Nash filed an application with the Department for a Real Estate Business Entity license for Integrity Group. The application was accepted, and on February 15, 2005, a Wisconsin real estate business entity license was issued to Integrity Group.
9. During the time between July 8, 2003, when Integrity Group was formed as a Wisconsin LLC, and February 15, 2005, when Integrity Group was issued a real estate business entity license, Integrity Group practiced as a real estate business entity without a business entity license.
10. During the time Integrity Group practiced as a real estate business entity, it failed to provide the department with Consent to Examine and Audit Trust Account forms for its trust accounts until April 22, 2005.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).
2. As to **Christopher P. Nash**, the conduct described above in paragraphs 5 through 10 constitutes a violation of:
Wis. Stat. § 452.12(2)(a) by failing to apply for a real estate business entity license for Integrity Group LLC, d/b/a Century 21 Integrity Group, and
Wis. Admin. Code §§ RL 18.036(1) and RL 18.14 by failing to furnish the Department authorization to examine and audit the broker's real estate trust account(s).
3. As to **Integrity Group LLC, d/b/a Century 21 Integrity Group**, the conduct described above in paragraphs 5 through 10 constitutes a violation of:
Wis. Stat. § 452.12(2)(a) by engaging in unlicensed practice as a real estate business entity.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The real estate broker license of **Christopher P. Nash**, license # 90-40576, is hereby **REPRIMANDED**.
2. The real estate business entity license of **Integrity Group LLC, d/b/a Century 21 Integrity Group**, license # 91-701094, is hereby, **REPRIMANDED**.

IT IS FURTHER ORDERED that:

3. **Integrity Group LLC, d/b/a Century 21 Integrity Group**, and **Christopher P. Nash** shall jointly and severally pay **COSTS** in this matter in the amount of \$550.00, within 60 days of this order.

Payment shall be made payable to the Wisconsin Department of Regulation and Licensing, and mailed to:

Department Monitor
Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 261-7904, Fax (608) 266-2264

4. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondents' licenses. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondents fail to timely submit any payment as ordered, the Respondents' licenses SHALL BE SUSPENDED, without further notice or hearing, until Respondents have complied with the terms of this Order. [\[ampl\]](#)

5. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: Richard Kollmansberger August 25, 2005
A Member of the Board Date

[\[ampl\]](#) This section should be the standard summary suspension provision: Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. Where the terms of discipline consist of a forfeiture, costs or continuing education, alternative "self-effectuating" language should be utilized. E.g.: In the event Respondent fails to timely submit any payment of the forfeiture as set forth above, the Respondent's license(#1550) SHALL BE SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of this Order.