

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



## Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

### Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>.
- Records not open to public inspection by statute are not contained on this website.

**By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.**

**Correcting information on the DRL website:** An individual who believes that information on the website is inaccurate may contact the webmaster at [web@drl.state.wi.gov](mailto:web@drl.state.wi.gov)

2. Wis. Stat. § 452.03 provides that, “No person may engage in or follow the business or occupation of, or advertise or hold himself or herself out as, or act temporarily or otherwise a broker or salesperson without a license.”

3. Per Wis. Stat § 452.01(2), “‘Broker’ means any person...who does any of the following:  
... (b) Is engaged wholly or in part in the business of selling or exchanging interests in real estate  
... (h) For another person, and for commission, money, or other thing of value, promotes the sale  
... rental or leasing of real estate ...”

4. At various times including, but not limited to, from December 2006 through April 2007, Jeremy T. Blunt has promoted the rental and sale of real estate by advertising the availability of real estate for sale via “rent to own” agreements. For example, Jeremy T. Blunt has advertised that, “I have tons of homes all over SE Wisconsin that I sell on a “RENT TO OWN basis.” Additionally, Mr. Blunt maintains a web-site where he solicits persons to register with him as potential buyers of “rent to own” properties. Further, Mr. Blunt maintains a web-site where he solicits persons to sell real estate on a “rent to own” basis. Finally, Mr. Blunt has explained to a potential seller that he obtains compensation by taking a portion of up-front fees charged to buyers of “rent to own” properties.

### **CONCLUSIONS OF LAW**

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 452.05.

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. By promoting the rental and purchase of real estate via “rent to own” agreements with the expectation of receiving a monetary fee from a person, without having first obtained a license as a real estate broker, **Jeremy T. Blunt** has engaged in the business of a real estate broker without a license, in violation of Wis. Stat. § 452.03.

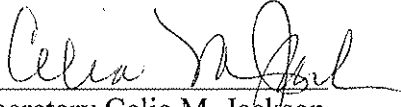
### **ORDER**

NOW, THEREFORE IT IS HEREBY ORDERED that Respondent **Jeremy T. Blunt** is ENJOINED and PROHIBITED from engaging in or following the business or occupation of, or acting temporarily or otherwise as a broker or real estate salesperson without a license in the state of Wisconsin unless and until he obtains a license as a real estate broker or salesperson in Wisconsin.

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

This order shall become effective on the date of its signing.

WISCONSIN DEPARTMENT OF REGULATION AND LICENSING

By   
Secretary Celia M. Jackson

12/5/08  
Date

STATE OF WISCONSIN  
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

---

IN THE MATTER OF  
THE UNLICENSED PRACTICE BY

JEREMY T. BLUNT

RESPONDENT.

:  
:  
:  
:  
:  
:  
:

STIPULATION

LS #0808042UNL

---

Division of Enforcement Case File Number: 07 UNL 010

It is hereby stipulated between Jeremy T. Blunt, Respondent; Brandon G. O'Bryon, Attorney for Respondent; and Mark A. Herman, Attorney for the Department of Regulation and Licensing, Division of Enforcement, as follows:

1. This Stipulation is entered into as a result of a pending litigation by the Division of Enforcement (07 UNL 010). Respondent consents to the resolution of this matter by stipulation and without proceeding to hearing.

2. Respondent understands that by the signing of this Stipulation he voluntarily and knowingly waives his rights, including: the right to a hearing on the allegations against him, at which time the state has the burden of proving those allegations by a preponderance of the evidence; the right to confront and cross-examine the witnesses against him; the right to call witnesses on his behalf and to compel their attendance by subpoena; the right to testify himself; the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision; the right to petition for rehearing; and all other applicable rights afforded to him under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes and the Wisconsin Administrative Code.

3. Respondent has been provided an opportunity to obtain legal counsel prior to signing this stipulation.


4. Respondent agrees to the adoption of the attached Final Decision and Special Order of Injunction by the Department of Regulation and Licensing (hereafter "Department"). The parties to the Stipulation consent to the entry of the attached Final Decision and Special Order of Injunction without further notice, pleading, appearance or consent of the parties. Respondent waives all rights to any appeal of the attached order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Department, the parties shall not be bound by the contents of this Stipulation, and the matter shall be returned to the Division of Enforcement for further proceedings. In the event that this Stipulation is not accepted by the Department, the parties agree not to contend that the Department has been prejudiced or biased in any manner by the consideration of this attempted resolution.

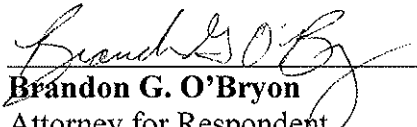
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Enforcement may appear before the Department, without the presence of the Respondent or his attorney, for purposes of speaking in support of this agreement and answering questions that the Department may have in connection with the Department's deliberations on the Stipulation.

7. Respondent is informed that should the Department adopt this stipulation, the Department's Final Decision and Order is a public record and will be published in accordance with standard Department policy.


8. The Division of Enforcement joins Jeremy T. Blunt in recommending that the Department adopt this Stipulation and issue the attached Final Decision and Order.

  
\_\_\_\_\_  
**Jeremy T. Blunt**  
Respondent  
5642 South Swift Avenue  
Cudahy, Wisconsin 53110-2347

11/26/08  
Date

  
\_\_\_\_\_  
**Brandon G. O'Bryon**  
Attorney for Respondent  
O'Bryon Law Firm, LLC  
N95 W16975 Richfield Way, Suite 3  
Menomonee Falls, WI 53051

11/26/08  
Date

  
\_\_\_\_\_  
**Mark A. Herman**  
Attorney  
Division of Enforcement  
Wisconsin Department of Regulation and Licensing  
Post Office Box 8935  
Madison, Wisconsin 53708-8935

11/26/08  
Date

07UNL010, Injunction: No practice until licensed; Remove or Amend Web Sites