

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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**STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD**

IN THE MATTER OF :
DISCIPLINARY PROCEEDINGS AGAINST : **FINAL DECISION AND ORDER**
 :
PATHWAYS REAL ESTATE & :
FINANCIAL SERVICES, INC. :
RESPONDENT. : **LS08120424REB**

Division of Enforcement Case File No. 05 REB 147

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

Pathways Real Estate & Financial Services, Inc.,
6640 Lyndale Avenue Suite 110-274
Richfield, Minnesota 55423

Real Estate Board
Post Office Box 8935
Madison, Wisconsin 53708-8935

Department of Regulation and Licensing
Division of Enforcement
Post Office Box 8935
Madison, Wisconsin 53708-8935

PROCEDURAL HISTORY

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 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. Pathways Real Estate & Financial Services, Inc. (hereinafter "Pathways") is duly licensed to practice as a Real Estate Business Entity in the state of Wisconsin (license #91-835645). This license was first granted on November 12, 2003, and is current until December 14, 2008. Pathways most recent address known to the Department of Regulation and Licensing (hereinafter "Department") is 6640 Lyndale Avenue Suite 110-274, Richfield, Minnesota 55423.

2. Pathways Wisconsin Real Estate Business Entity license was in Expired status with the Department from January 1, 2005, through June 28, 2005.

3. During the time that pathways Real Estate Business Entity license was in Expired status, Pathways continued to practice as real estate entity in the state of Wisconsin.

4. In resolution of this matter, Pathways Real Estate & Financial Services, Inc., consents to the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction over this matter, pursuant to Wis. Stat. Sec. 440.20.

2. The Wisconsin Real Estate Board is authorized to enter into the attached stipulation, pursuant to Wis. Stat. Sec. 227.44(5).

3. By practicing as a real estate business entity while their Real Estate Business Entity license was Expired, as identified in Findings of Fact, 3., Pathways Real Estate & Financial Services, Inc., has violated Wis. Stat. Sec. 452.12(5): If an application for renewal is not filed with the department on or before the renewal date, the applicant may not engage in any of the activities covered by the license until the license is renewed or a new license issued.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that the Real Estate Business Entity license of Pathways Real Estate & Financial Services, Inc., (#91-835645) shall be **REPRIMANDED**.

IT IS FURTHER ORDERED that Pathways Real Estate & Financial Services, Inc., shall pay a forfeiture of FIVE HUNDRED dollars (\$500.00) and partial costs of the investigation and prosecution of this matter, in the amount of TWO HUNDRED FIFTY dollars (\$250.00).

Payment shall be made within 120 days of the effective date of this Order 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
1400 East Washington Avenue
Post Office Box 8935
Madison, Wisconsin 53708-8935
Telephone (608) 261-7904
Fax (608) 267-3817

In the event that Pathways Real Estate & Financial Services, Inc., fails to timely submit any payment of the forfeiture and costs as set forth above, the Real Estate Broker License of Pathways Real Estate & Financial Services, Inc., (#91-835645) **SHALL BE SUSPENDED**, without further notice or hearing until Pathways Real Estate & Financial Services, Inc., has complied with the terms of this Order.

This Order shall become effective upon the date of its signing and shall be closed as to the Respondent, Pathways Real Estate & Financial Services, Inc.

WISCONSIN REAL ESTATE BOARD

By: Peter Sveum, Board Chair

12/4/08