

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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

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**IN THE MATTER OF THE DISCIPLINARY** :  
**PROCEEDINGS AGAINST** :  
: **FINAL DECISION AND ORDER**  
**TINA M. WENDT.** :  
**RESPONDENT.** : **LS0904304REB**  
:

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[Division of Enforcement Case File # **06 REB 193**]

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

Tina M. Wendt  
5920 Exchange Street  
McFarland, Wisconsin 53558

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

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

**PROCEDURAL HISTORY**

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 Wisconsin Real Estate Board ("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. Tina M. Wendt, date of birth: 05/26/70, was licensed in the State of Wisconsin as a real estate broker having license #90-50596. This broker license was first granted on 03/29/01 and expired on 01/09/07.
2. Ms. Wendt's last reported business address on file with the Department of Regulation and Licensing ("Department") is: 5920 Exchange Street, McFarland, Wisconsin 53558.
3. At all times relevant to the facts stated below, Ms. Wendt was and is at all times relevant to this action responsible for compliance with Wisconsin Statutes, Chapter 452 and the Wisconsin Administrative Code for Real Estate Chapter 24.
4. On or about August 31, 2006, the Department received a newspaper article reporting a story involving Ms. Wendt. The story related that Ms. Wendt had entered multiple no contest pleas on felony charges of forgery and theft in a business setting while working as a real estate broker. The story related the crimes occurred while Ms. Wendt was managing a number of real properties throughout Dane County, Wisconsin. A case was opened for investigation as a result of the information received in the

newspaper article.

5. On or about April 20, 2007, the Defendant was convicted of twenty-one (21) various felony counts involving fraud and theft in a business setting. The Department's investigative staff obtained certified copies of the Criminal Complaint and Judgment of Conviction. A true and correct copy of the Criminal Complaint and Judgment of Conviction are attached as **Exhibits A** and are incorporated herein by reference.

6. Based on the results of the criminal case against Ms. Wendt, Ms. Wendt engaged in criminal acts of forgery and theft while managing eleven condominium associations. Ms. Wendt managed the condominium associations between 2003 and 2007. During that time period, Ms. Wendt forged signatures and took money from each association she managed. The amounts of money taken by Ms. Wendt amounted to \$142,905.28.

7. On or about October 10, 2007, Ms. Wendt was sentenced to at least two years imprisonment, twenty-five years probation. Ms. Wendt was also ordered to pay restitution, costs, fees and comply with other terms of her probation.

8. Ms. Wendt did not report her conviction to the Department. The Department has received its information through newspaper articles and court records.

9. In resolution of this matter, Respondent Tina M. Wendt consents to the entry of the following Conclusions of Law and Order.

### **CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. sec. 452.14.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to Wis. Stat. sec. 227.44(5).
3. Respondent Tina M. Wendt has violated:
  - a. Wis. Admin. Code § RL 24.03(2)(b) by engaging in criminal acts of forgery and theft in a business setting which are forms of fraudulent, unethical practice, and misrepresentation upon the public; and
  - b. Wis. Admin. Code § RL 24.17(1) by failing to report the judgment of conviction in this matter within thirty (30) days. The Board makes a finding that the conviction in this matter is substantially related to the practice of real estate.
4. Based on the above-noted violations, Respondent Tina M. Wendt has failed to adequately safeguard the interests of the public while practicing as a real estate broker and is in violation of Wis. Stats. §§ 452.14 (3) (i)(k)(L).

### **ORDER**

NOW THEREFORE, IT IS HEREBY ORDERED that the attached Stipulation is hereby accepted.

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The Real Estate Board **ACCEPTS** the **VOLUNTARY SURRENDER OF THE RIGHT TO RENEW** the real estate broker's license of Tina M. Wendt (#90-50596) effective from the date this order is signed by a representative from the Real Estate Board.

IT IS FURTHER ORDERED, that Tina M. Wendt is permanently barred from re-applying for a real estate credential in Wisconsin. This Order shall not give rise to a contested case within the meaning of sections 227.01 (3) and 227.42 of the Wisconsin Statutes.

IT IS FURTHER ORDERED, that Tina M. Wendt shall agree to not engage in the practice of real estate in Wisconsin while not licensed.

IT IS FURTHER ORDERED, that failure to adhere to the terms of this Order will be considered a violation of this Order by the Board and will result in referral of the matter to the local District Attorney's Office or Wisconsin Attorney General's Office.

2. This Order shall become effective upon the date of its signing.

IT IS FURTHER ORDERED, that file 06 REB 193 be, and hereby is, closed as to Tina M. Wendt.

Dated this 30<sup>th</sup> day of April, 2009.

**WISCONSIN REAL ESTATE BOARD**

By: Peter Sveum, Board Chair