

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY :  
PROCEEDINGS AGAINST :  
: ORDER DENYING  
: REQUEST FOR  
LORI R. LOVE, : FULL LICENSURE AND MODIFYING  
RESPONDENT. : A DISCIPLINARY ORDER  
:  
:  
: Case No. LS 0802212 REB  
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Lori Love  
220 N. Myrtle St. Apt. 2  
Sparta, WI 54656

Department Monitor  
Division of Enforcement  
1400 E. Washington Ave.  
Madison, WI 53708

**BACKGROUND**

On February 21, 2008, based upon a Stipulation signed by the parties, the Wisconsin Real Estate Board (Board) issued a Final Decision and Order that suspended and limited the license (#90-52261) of Lori R. Love to practice as a real Estate Broker in the State of Wisconsin. Among the limitations set forth in said Order was the requirement that the Respondent practice real estate under the supervision of another broker for a period of three years. Further, that the Respondent submit quarterly reports from the supervising broker certifying that she (Respondent) has been practicing in compliance with all statutes and rules applicable to Real Estate Brokers.

The Respondent's petition for reinstatement to full licensure was considered by the Board at its June 23, 2011 meeting. Based upon the information presented therein, the Board makes the following:

**FINDINGS OF FACT**

1. The Respondent has not fulfilled the terms of the Board's February 21, 2008 Order. To wit: she has not demonstrated that she has practiced as a real estate broker under the supervision of another broker for a period of three years. Further, she did not timely provide quarterly reports from a supervising broker certifying that she has practiced real estate in compliance with all statutes and rules applicable to Real Estate Brokers.
2. The reports provided by the Supervising Broker do not adequately describe or otherwise outline the Respondent's practice of real estate, and further fails to certify that at all relevant times the Respondent actually practiced real estate as a broker, and in compliance with all the rules and laws governing real estate. Accordingly, the Board is unable to determine whether the Respondent is competent to act as a Real Estate Broker in a manner which safeguards the interests of the public.

## CONCLUSIONS OF LAW

Based on its review of the information presented herein, as outlined in Findings of Fact 1 - 2, the Wisconsin Real Estate Board concludes that:

1. the Respondent, Lori Love has not fulfilled the requirements of the Board's February 21, 2008 Order.
2. further monitoring is necessary to determine whether the Respondent is competent to act as a Real Estate Broker in a manner which safeguards the interests of the public.

## ORDER

NOW, THEREFORE, IT IS ORDERED that the request to reinstate the Real Estate Broker's license (#90-52261) of Lori R. Love to full and unrestricted status is DENIED.

IT IS ALSO ORDERED that limitations and encumbrances upon Respondent's license remain, but are modified as follows:

- The Respondent shall provide four consecutive quarterly reports from a Supervising Broker licensed to practice as a real estate broker in Wisconsin certifying that the Respondent is practicing real estate as a broker in compliance with all statutes and rules applicable to the practice of real estate.
- Said reports shall include detailed information about the nature and extent of the Respondent's real estate broker activities.

LASTLY, IT IS FURTHER ORDERED that the Respondent may petition the Board for removal of the above limitations upon a demonstration of compliance with the Board's February 21, 2008 Order as modified herein.

This Order is effective on the date signed below.

Dated this 5<sup>th</sup> day of July, 2011.

/s/ Stephen Beers - ds.  
Stephen Beers, Chair  
Wisconsin Real Estate Board