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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY
PROCEEDINGS AGAINST

PETER M. SKANAVIS AND
METROSTAR, INC. (d/b/a
HOMEOWNERS CONCEPT),
RESPONDENTS.

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FINAL DECISION AND ORDER

ORDER 0000674

Division of Enforcement Case No. 07 REB 210

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

Peter M. Skanavis
6768 Maple Terrace
Wauwatosa, WI 53213

Metrostar, Inc. (d/b/a Homeowners Concept)
611 N. Mayfair Road
Wauwatosa, WI 53226

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

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 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, Conclusions of Law and Order:

FINDINGS OF FACT

1. Respondent Peter M. Skanavis is licensed in the State of Wisconsin as a Real Estate Broker, having license # 90-33558. This license was first granted to him on January 10, 1985 and is current through December 14, 2012. The most recent address on file with the Department of Regulation and Licensing ("Department") for Mr. Skanavis is 6768 Maple Terrace, Wauwatosa, WI 53213.

2. Respondent Metrostar, Inc. (d/b/a Homeowners Concept) ("Metrostar"), a reduced fee brokerage company, is licensed in the state of Wisconsin as a Real Estate Business Entity, having license # 91-833152. This license was first granted on January 15, 1985 and is current through December 14, 2012. The most recent address on file with the Department for Metrostar is 611 N. Mayfair Road, Wauwatosa, WI 53226. Respondent Mr. Skanavis is the owner and managing broker of Metrostar.

3. At all times relevant to this case, Metrostar employed Kristian L. Seals (salesperson license # 94-50222) as an agent. As the managing broker of Metrostar, Mr. Skanavis was responsible for supervising the activities of Mr. Seals.

4. On September 6, 2006, the Goodlows executed a WB-1 Residential Listing Contract with Metrostar naming Mr. Seals as listing agent. The listing contract was drafted to terminate on December 30, 2006.

5. On or about January 10, 2007, Mr. Seals presented an Offer to Toni Greer-Goodlow. At the same time, Ms. Greer-Goodlow signed a WB-42 Amendment to Listing Contract to extend the previous listing contract which had expired on December 30, 2006. At the request of Mr. Seals, Ms. Greer-Goodlow backdated the extension agreement to December 30, 2006, although the form reflects the signature of Ms. Greer-Goodlow on January 11, 2007.

6. The amendment extended the contract until April 30, 2007. After counter-offers were exchanged, the Goodlows ultimately accepted the offer on January 11, 2007, despite later objecting to the additional 2.4% commission to the Buyer's agent.

7. The Goodlows were reimbursed all commissions paid, including the additional commission to the Buyer's agent.

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. By the conduct described in the Findings of Fact, Respondents Metrostar and Mr. Skanavis violated Wis. Stat. § 452.12(3) and Wis. Admin. Code § RL 17.08(1) and (2) by failing to properly supervise an employee who violated Wis. Admin. Code § RL 24.03(2)(b) by participating in backdating an extension agreement. Therefore, Respondents are subject to discipline under Wis. Stat. § 452.14(3)(L).

3. As a result of the violations described in paragraph 2 of the Conclusions of Law, Respondents Metrostar and Mr. Skanavis are subject to discipline pursuant to Wis. Stat. § 452.14(3)(i).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached stipulation is accepted.
2. **Metrostar, Inc. (d/b/a Homeowner Concept)** (license # 91-833152) is hereby **REPRIMANDED**.
3. **Peter M. Skanavis** (license # 90-33558) is hereby **REPRIMANDED**.
4. Respondent **Peter M. Skanavis** shall, within 120 days of the date of this Order, pay a **FORFEITURE** in the amount of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** and **COSTS** in the amount of **THREE HUNDRED DOLLARS (\$300.00)** for a **TOTAL** of **FIVE HUNDRED FIFTY DOLLARS (\$550.00)**.
5. Respondent **Metrostar, Inc.** shall, within 120 days, pay a **FORFEITURE** in the amount of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** and **COSTS** in the amount of **THREE HUNDRED DOLLARS (\$300.00)** for a **TOTAL** of **FIVE HUNDRED FIFTY DOLLARS (\$550.00)**.
6. Payment of the forfeiture and costs (made payable to the Wisconsin Department of Regulation and Licensing) shall be sent 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

7. 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 payment of the forfeiture and costs, the Respondents' licenses (license # 90-33558 and 91-833152) may, in the discretion of the board or its designee, be **SUSPENDED**, without further notice or hearing, until Respondents have complied with payment of the forfeiture and costs.

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

Dated this 17 day of FEBRUARY, 2011.

WISCONSIN REAL ESTATE BOARD

By: 