

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
: FINAL DECISION AND ORDER
KEITH A. KREPLINE, :
RESPONDENT. :

ORDER 0000911

Division of Enforcement Case File No. 09 REB 147

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

Keith A. Krepline
1524 S. Irma St.
Appleton, WI 54915

Wisconsin 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 Wisconsin Real Estate Board ("Board"). The Board has reviewed this Stipulation and considers it acceptable. Accordingly, the Board adopts the attached Stipulation in this matter and makes the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Keith A. Krepline (dob 06/17/1970) is licensed in the State of Wisconsin as a Real Estate Salesperson, having license number 94-34960, first issued on February 12, 1991 and current through December 14, 2012.
2. Respondent Krepline's most recent address on file with the Department of Regulation and Licensing ("Department") is 1524 South Irma Street, Appleton, Wisconsin 54915.

3. On or about November 1, 2009, the Department received a complaint against Respondent Krepline alleging fraudulent and deceptive real estate practices. Division of Enforcement ("DOE") Case Number 09 REB 147 was subsequently opened for investigation.

4. In the fall of 2007, the Complainant was interested in purchasing a residential property in Neenah, Wisconsin and enlisted Respondent Krepline to assist with the transaction.

5. On October 30, 2007, Respondent Krepline emailed an Offer to Purchase ("Offer") the residential property in Neenah to the Complainant for his signature.

6. The Complainant signed and faxed the executed Offer to Respondent Krepline's office around 6 p.m. that same day.

7. Respondent Krepline asked his wife to pick up the Offer from his office on October 30, 2007 and bring it to their home so he could fax it to the listing broker when he got home later that evening as acceptance was due by October 31, 2007.

8. When Respondent Krepline got home on October 30, 2007, he faxed an executed Offer to the listing agent.

9. The Complainant subsequently noticed his signature was different on Respondent Krepline's copy of the Offer and brought it to his attention.

10. Respondent Krepline alleges he was unaware of any discrepancy in the signatures and brought it to his wife's attention at which time she admitted to signing the Complainant's signature on the Offer because she forgot to pick up the Offer from Respondent Krepline's office.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14(3) 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, Keith A. Krepline violated Wis. Admin. Code § RL 24.03(2)(b) by failing to protect the public against fraud, misrepresentation and unethical practices.

3. Respondent Krepline is subject to discipline under Wis. Stat. § 452.14(3) for the violation referenced above.

ORDER

NOW, THEREFORE, IT IS ORDERED that:

1. The attached Stipulation is hereby accepted.

2. Respondent **Keith A. Krepline** is hereby **REPRIMANDED**.

3. The Real Estate Salesperson license of Respondent **Keith A. Krepline**, license number 94-34960, is **LIMITED** as follows:

- a. Keith A. Krepline shall, within one (1) year of the date of this Order, successfully complete three (3) hours of real estate salesperson education in the area of ethics as pre-approved by the Board's monitoring liaison, at his own expense, including taking and passing any exams offered for the courses.
- b. Keith A. Krepline shall submit proof of completion in the form of verification from the institution providing the education to the Department Monitor's address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board, Wisconsin Department of Regulation and Licensing or similar authority in any state.
- c. This Limitation shall be removed from Respondent's license after he has satisfied the Board or its designee that he has successfully completed all of the ordered education.

4. **Keith A. Krepline** shall, within one (1) year of the date of this Order, pay the **COSTS** of this matter in the amount of **\$305.00**.

5. Proof of successful course completion and payment of costs (made payable to the Wisconsin Department of Regulation and Licensing) shall be sent to the Department Monitor at the address below:

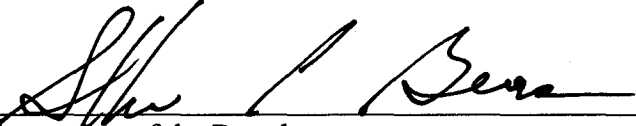
Department Monitor
Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935, Madison, WI 53708-8935
Tel. (608) 267-3817, Fax (608) 266-2264

6. 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 the Respondent's license. 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 Respondent fails to timely submit payment of the costs as ordered or fails to comply with the ordered education as set forth above, Keith A. Krepline's license, number 94-34960, may, in the discretion of the Board or its designee, be **SUSPENDED**, without further notice or hearing, until Respondent has complied with the payment of the costs and completion of the education.

7. This Order is effective on the date it is signed.

Dated this 23 day of June, 2011.

WISCONSIN REAL ESTATE BOARD

By: 
A member of the Board