

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF  
DISCIPLINARY PROCEEDINGS AGAINST

JAMES B. HALDEMAN AND  
RE/MAX HOMES & HILLS REALTY, INC.,  
RESPONDENTS.

:  
:  
: FINAL DECISION AND ORDER  
:  
:  
:  
: **ORDER 0001403**

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Division of Enforcement Case Number 10 REB 114

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

James B. Haldeman  
N6830 Ruf Road  
Black River Falls, WI 54615

Re/Max Homes & Hills Realty, Inc.  
19 Main Street  
Black River Falls, WI 54615

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

Division of Enforcement  
Wisconsin Department of Safety and Professional Services  
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 Examining 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 James B. Haldeman (dob 12/14/1950) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 90-45374, first issued on 12/27/1991 and current through 12/14/2012. Respondent Haldeman's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is N6830 Ruf Road,

Black River Falls, WI 54615. Mr. Haldeman is the owner and responsible broker for Respondent Re/Max Homes & Hills Realty, Inc.

2. Respondent Re/Max Homes & Hills Realty, Inc. is licensed in the State of Wisconsin as a Real Estate Business Entity, having license number 91-834919, first issued on 10/10/1996, expired 01/01/2007, renewed 01/24/2011, and current through 12/14/2012. Respondent Re/Max Homes & Hills Realty, Inc.'s most recent address on file with the Department is 19 Main Street, Black River Falls, WI 54615.

3. On or about September 10, 2010, the Department received a complaint alleging that Mr. Haldeman, owner of Re/Max Homes & Hills Realty, Inc., was violating advertising rules and guidelines on Craigslist.

4. The Department's investigation revealed that Respondent Re/Max Homes and Hills Realty, Inc.'s license (number 91-834919) was expired from January 1, 2007 until it was renewed on January 24, 2011. During the time that Re/Max Homes & Hills Realty, Inc.'s license was in expired status, Re/Max Homes & Hills Realty, Inc. continued to practice as a real estate business entity in the state of Wisconsin.

5. In resolution of this matter, Respondents James B. Haldeman and Re/Max Homes & Hills Realty, Inc. consent to the entry of the following Conclusions of Law and Order.

#### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining 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 James B. Haldeman and Re/Max Homes & Hills Realty, Inc. have violated Wis. Stat. §§ 452.03 and 452.12(5)(b) by engaging in activities covered by Re/Max Homes & Hills Realty, Inc.'s license after expiration of that license.

3. As a result of the violations noted in the Conclusions of Law, Respondents James B. Haldeman and Re/Max Homes & Hills Realty, Inc. are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

#### ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.

2. Respondents James B. Haldeman and Re/Max Homes & Hills Realty, Inc. are hereby REPRIMANDED.

3. Within 90 days of the date of this Order, Respondent James B. Haldeman shall pay a forfeiture in the amount of THREE HUNDRED SEVENTY FIVE DOLLARS (\$375.00) and costs of this matter in the amount of ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00).

4. Within 90 days of the date of this Order, Respondent Re/Max Homes & Hills Realty, Inc. shall pay a forfeiture in the amount of THREE HUNDRED SEVENTY FIVE DOLLARS (\$375.00) and costs of this matter in the amount of ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00).

5. Payment of forfeiture and costs shall be made payable to the Wisconsin Department of Safety and Professional Services and sent to the Department Monitor at:


Department Monitor  
Division of Enforcement  
Department of Safety and Professional Services  
P.O. Box 8935, Madison, WI 53708-8935  
Telephone (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 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 as ordered, the licenses of James B. Haldeman, number 90-45374, and Re/Max Homes & Hills Realty, Inc., number 91-834919, 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.

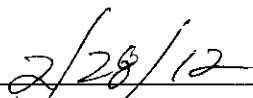
7. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE EXAMINING BOARD

By:

  
A member of the Board

Date

  
2/28/12