

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

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IN THE MATTER OF THE APPLICATION  
FOR A LICENSE TO PRACTICE AS A  
REAL ESTATE SALESPERSON

RENA L BACK  
APPLICANT

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:  
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ORDER GRANTING LIMITED  
LICENSE

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ORDER 0001557

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

RENA L BACK  
201 S HAYDEN  
MERRILLAN WI 54754

Department of Safety and Professional Services  
1400 East Washington Avenue  
P.O. Box 8935  
Madison WI 53708-8935

FINDINGS OF FACT

1. RENA L BACK (Applicant) has filed an application for a credential to practice as a real estate salesperson in the State of Wisconsin.
2. Information received in the application process reflects that on or about April 22, 2008, Applicant was convicted of violation of Wis. Stat. §§ 943.20(1)(A) and 939.31.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Safety and Professional Services has jurisdiction over this matter pursuant to Wis. Stat. § 452.05(1)(a).
2. The facts and circumstances of the convictions referenced above substantially relate to the practice of a real estate salesperson. Applicant by his conduct is subject to action against his license pursuant to Wis. Stat. § 452.14(3).

## **ORDER**

NOW, THEREFORE, IT IS ORDERED that RENA L BACK is GRANTED a REAL ESTATE SALESPERSON'S LICENSE, subject to the following LIMITATIONS, TERMS AND CONDITIONS:

### Practice Limitations

1. Applicant shall practice real estate only under the general supervision of a Wisconsin licensed real estate broker approved by the Department or Department Monitor.
2. Applicant may not obtain a broker's license prior to two years of consecutive practice as a salesperson in good standing.
3. Applicant shall comply with all terms and conditions of her probation.

### Reporting Requirements

4. Applicant shall notify his broker/employer of his history of convictions prior to employment.
5. Applicant shall provide a copy of this Final Decision and Order to supervisory personnel at all settings where Applicant works as a real estate salesperson.
6. It is Applicant's responsibility to arrange for written reports from her real estate supervisor(s) to be provided to Department Monitor on a quarterly basis, as directed by Department Monitor. These reports shall describe the applicant's sales activities and verify that he is in compliance with the laws governing the practice of real estate and the terms of this Order.
7. Applicant shall report to the Department any change of employment status, residence, address or telephone number within five (5) days of the date of a change.
8. Applicant is responsible for compliance with all of the terms and conditions of this Order, including the timely submission of reports by others. Applicant shall promptly notify Department Monitor of any suspected violations of any of the terms and conditions of this Order by Applicant

### Department Monitor

9. The Department Monitor is the individual designated by the Department as its agent to coordinate compliance with the terms of this Order. Any requests, petitions, reports and other information required by this Order shall be mailed, e-mailed, faxed or delivered to:

DEPARTMENT MONITOR  
Department of Safety and Professional Services  
Division of Enforcement  
1400 East Washington Ave., P.O. Box 8935  
Madison, WI 53708-8935  
Fax: (608) 266-2264  
Telephone: (608) (608) 267-3817

Petitions for Modification

10. Applicant may petition the Department for modification of the terms of this Order after completion of one year and compliance with all terms and conditions of this Order. Applicant's petition must include her history of employment from the effective date of this Order that states the dates and names of any employer. Any such petition shall be accompanied by a written recommendation from Applicant's current employer that includes, among other things, the dates of employment and scope of responsibility during such employment, expressly supporting the specific modifications sought. A denial of such a petition for modification shall not be deemed a denial of license under Wis. Stats. §§ 227.01(3), or 227.42, or Wis. Admin. Code Ch. RL 1, and shall not be subject to any right to further hearing or appeal.

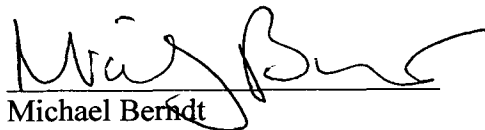
Costs of Compliance

11. Applicant shall be responsible for all costs and expenses incurred in conjunction with or associated with compliance with the terms of this Order.

Summary Suspension / Additional Discipline

11. 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 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.

Dated at Madison, Wisconsin this 15<sup>th</sup> day of May, 2012

  
Michael Berndt  
On behalf of the Department