

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

TRAVIS P. STANGEL,
RESPONDENTS.

:
:
:
:
:

FINAL DECISION AND ORDER

ORDER 0002313

Division of Legal Services and Compliance¹ Case No. 11 REB 112

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

Travis P. Stangel
462 Louisiana
Sturgeon Bay, WI 54235

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

Division of Legal Services and Compliance
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 Travis P. Stangel (dob 10/08/1984) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 90-54581, first issued on 05/18/2007 and current through 12/14/2012. Mr. Stangel's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 462 Louisiana, Sturgeon Bay, Wisconsin 54235.

¹ The Division of Legal Services and Compliance was formerly known as the Division of Enforcement.

2. At all times relevant to this proceeding, Mr. Stangel worked as a broker for Bayview Real Estate, located in Sturgeon Bay, Wisconsin.

3. On 09/23/2011, a broker presented an Offer to Purchase to Mr. Stangel and his client, the seller. The offer was accepted on 09/27/2011 and the closing occurred on 10/27/2011.

4. Mr. Stangel admits that he attempted to pay the broker the advertised 2.1% commission instead of 2.5% as the seller intended.

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, Respondent Travis P. Stangel violated Wis. Stat. § 452.133(1)(a) by not providing brokerage services honestly and fairly, and is subject to discipline pursuant to Wis. Stat. § 452.14(3)(k) and (L).

ORDER

1. The attached Stipulation is accepted.

2. The Real Estate Broker license of Respondent Travis P. Stangel (license no. 90-54581) is **SUSPENDED** for a period of sixty (60) days, beginning fifteen (15) days from the date of this Order. During this period of suspension, Respondent is prohibited from practicing as a real estate broker.

IT IS FURTHER ORDERED that:

3. The Real Estate Broker license issued to Travis P. Stangel is LIMITED as follows:

- a. Within ninety (90) days of the date of this Order, Respondent shall obtain and successfully complete a minimum of **six (6) hours** of education in contract law and **twelve (12) hours** of education in ethics offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam offered for the courses.
- b. Respondent shall submit proof of completion in the form of verification from the institution providing the education to the 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 Safety and Professional Services or similar authority in any state, and also may not be used in future attempts to upgrade a credential in any state.

- c. This limitation shall be removed from Respondent's license after Respondent satisfies the Board or its designee that Respondent has successfully completed all of the ordered education.
4. The Real Estate Broker license issued to Travis P. Stangel is further LIMITED as follows:
 - a. For at least one (1) year following the termination of Respondent's period of suspension, Respondent shall practice real estate only under the oversight of an actively practicing real estate broker pre-approved by the Board or its designee. The broker shall hold a valid Wisconsin license, shall have read this Final Decision and Order and agree to be Respondent's Mentor.
 - b. Respondent shall arrange for the overseeing broker to provide formal written reports on Respondent's conduct on a quarterly basis, as directed by the Department Monitor. The overseeing broker shall immediately report to the Board any conduct of the Respondent that may constitute unprofessional conduct, a violation of this Order or a danger to the public or client. All reports shall be submitted to the Department Monitor at the address below. Respondent shall be responsible for the timely submission of reports.
 - c. This limitation shall remain in place for at least one calendar year following the termination of Respondent's period of suspension. The limitation shall only be lifted upon a successful petition to the Board for removal of this limitation.
 - d. Petitions for removal of the Limitation shall be submitted to the Department Monitor at the address below.
5. Within ninety (90) days of the date of this Order, Respondent shall pay FORFEITURE in the amount of \$3,000.00 and COSTS of this matter in the amount of \$700.00.
6. All requests, petitions, proof of successful course completion, reports and payment (made payable to the Wisconsin Department of Safety and Professional Services) shall be submitted to the Department Monitor at:

Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 8935
Madison, WI 53708-8935
Telephone (608) 267-3817
Fax (608) 266-2264

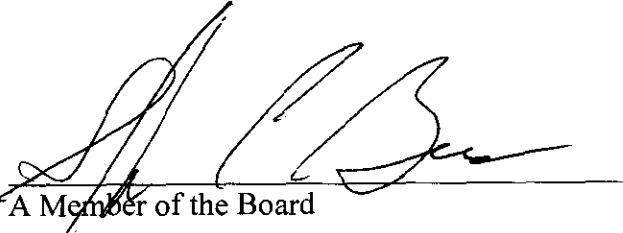
7. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this

Order. In the event Respondent fails to provide evidence of satisfactory completion of the education or timely submit quarterly reports or payment of the forfeiture and costs as ordered, Respondent's license (no. 90-54581) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has submitted evidence of satisfactory completion of the education, complied with payment of the forfeiture and costs and timely submitted quarterly reports.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

By:


A Member of the Board


Date