

## 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

THAI LEE AND MOREWAYS REALTY,  
LLC,  
RESPONDENTS.

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FINAL DECISION AND ORDER

**0003576**

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Division of Legal Services and Compliance Case No. 13 REB 063

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

Thai Lee  
2207 N. 41<sup>st</sup> Street  
Milwaukee, WI 53208-1304

Moreways Realty, LLC  
6300 N. 76<sup>th</sup> Street, Suite 200  
Milwaukee, WI 53218

Wisconsin Real Estate Examining Board  
P.O. Box 8366  
Madison, WI 53708-8366

Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190  
Madison, WI 53707-7190

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 Thai Lee (dob April 18, 1961) is licensed in the State of Wisconsin as a real estate broker, having license number 54698-90, first issued on July 31, 2007 and current through December 14, 2014. Thai Lee's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 2207 N. 41<sup>st</sup> Street, Milwaukee, Wisconsin 53208-1304.

2. Respondent Moreways Realty, LLC, is licensed in the State of Wisconsin as a real estate business entity, having license number 701841-91, first issued on July 31, 2007 and current through December 14, 2014. Moreways Realty, LLC's most recent address on file with the Department is 6300 N. 76<sup>th</sup> Street, Suite 200, Milwaukee, Wisconsin 53218.

3. Respondent Thai Lee is identified in Department records as the responsible broker for Respondent Moreways Realty, LLC.

4. From December 15, 2012 to September 18, 2013, Respondent Moreways Realty, LLC's real estate business entity license was expired.

5. From December 15, 2012 to September 18, 2013, Respondent Thai Lee continued to engage in the practice of real estate through Respondent Moreways Realty, LLC, even though Respondent Moreways Realty, LLC's real estate business entity license was expired.

6. In resolution of this matter, Respondent consents 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, Respondent Moreways Realty, LLC violated Wis. Stat. § 452.12(5)(b) by engaging in real estate practice with an expired license.

3. By the conduct described in the Findings of Fact, Respondent Thai Lee violated Wis. Admin. Code § REEB 24.17(3) by aiding and abetting Respondent Moreways Realty, LLC's unlicensed practice.

4. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L) and (4m)(a).

#### ORDER

1. The attached Stipulation is accepted.

2. Respondent Moreways Realty, LLC is REPRIMANDED.

3. Respondent Thai Lee is REPRIMANDED.

4. Within 90 days from the date of this Order, Respondent Moreways Realty, LLC shall pay a FORFEITURE in the amount of \$500 and one-half of the COSTS of this matter in the amount of \$220.

5. Within 90 days from the date of this Order, Respondent Thai Lee shall pay one-half of the COSTS of this matter in the amount of \$220.

6. Payment of forfeiture and costs shall be made payable to the Wisconsin Department of Safety and Professional Services and sent by Respondents to the Department Monitor at the address below:

Department Monitor  
Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190, Madison, WI 53707-7190  
Telephone (608) 267-3817; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

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 as ordered, Respondents' licenses (nos. 54698-90 and 701841-91) 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.

WISCONSIN REAL ESTATE EXAMINING BOARD

by:   
A Member of the Board

12-4-2014  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

THAI LEE AND MOREWAYS REALTY,  
LLC,  
RESPONDENTS.

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STIPULATION

0003576

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Division of Legal Services and Compliance Case No. 13 REB 063

Respondents Thai Lee and Moreways Realty, LLC and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondents consent to the resolution of this investigation by Stipulation.

2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:

- the right to a hearing on the allegations against Respondents, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondents;
- the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
- the right to testify on Respondents' own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- all other applicable rights afforded to Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation.


4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondents are informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

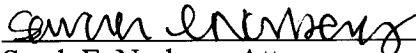
8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

  
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Thai Lee, Respondent  
2207 N. 41<sup>st</sup> Street  
Milwaukee, WI 53208-1304  
License no. 54698-90

10/27/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Moreways Realty, LLC  
By: Thai Lee  
6300 N. 76<sup>th</sup> Street, Suite 200  
Milwaukee, WI 53218  
License no. 701841-91

10/27/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sarah E. Norberg, Attorney  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

10.31.14  
\_\_\_\_\_  
Date