

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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The status of an appeal may be found on court access websites at:

<http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>

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1. PEDRO LLONTOP-ARRAYA (Applicant) filed an application for a license to practice as a real estate salesperson in Wisconsin.
2. Information received in the application process reflected that the Applicant was convicted of the following violations:
 - a) On or about December 8, 2008 – Disorderly Conduct – Domestic Abuse Incident
 - b) On or about January 27, 2006 – Disorderly Conduct
3. The Real Estate Examining Board (Board) found the facts and circumstances of these convictions substantially related to the practice of a real estate salesperson and therefore, that grounds for denial of the application existed. In lieu of denial, the Board offered and the Applicant accepted a stipulation and order (Order # 3248) granting Applicant a limited real estate sales license (License # 788849-94) on June 4, 2014.
4. Board Order No. 3248 required the Applicant to complete two years of practice as a real estate salesperson in compliance with all terms and conditions of the order prior to petitioning the Board for modification.
5. On June 30, 2014 the Applicant filed an application for a license to practice as a real estate broker in Wisconsin. On September 5, 2014, the Board denied the application for licensure as a real estate broker as the Applicant had not completed the terms and conditions associated with his recently granted salesperson license.

6. On October 15, 2014 the Board received the Applicant's request for hearing regarding the denial of his application for a broker's license.
7. In resolution of the Applicant's request for hearing, the Board offered and the Applicant accepted a limited real estate broker license, subject to specific terms and conditions.
8. The Applicant withdraws his request for hearing.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this matter pursuant to Wis. Stat. § 452.05(1)(a) and is authorized to enter into the attached stipulation pursuant to Wis. Stat. § 227.44(5).
2. The Board may limit a broker's license pursuant to Wis. Stat. § 452.14(3).
3. The submission of an application for a broker's license was a petition to the Board for a modification of the terms of Board Order 0003248 dated June 4, 2014. Per that order, the Applicant was required to refrain from petitioning the Board for modification until two years of completion had passed from the date of the order.
4. Limitations upon Applicant's license are necessary to ensure that he is competent to act in a manner which safeguards the interests of the public, pursuant to Wis. Stat. § 452.03.

ORDER

NOW, THEREFORE, IT IS ORDERED that PEDRO LLONTOP-ARRAYA is GRANTED A REAL ESTATE BROKER LICENSE subject to the following LIMITATIONS, TERMS AND CONDITIONS:

Practice Limitations

1. Applicant shall at all times practice as a real estate broker under the supervision of a Wisconsin licensed real estate broker (Broker Supervisor) approved by the Board. Approval shall be obtained through correspondence with the Department Monitor.
2. Applicant shall notify his Broker Supervisor of his history of arrests and convictions prior to acting as a broker, and shall provide a copy of this Order to his Broker Supervisor. Applicant shall also provide a copy of this Order to all of his supervisors at all business entities where he works as a real estate broker.
3. Applicant shall commit no new violations of law, and shall report all law enforcement contacts leading to arrest, charge or conviction, including DWI/OWI and municipal/ordinance violations, to the Department Monitor within 48 hours of any such event, including any conviction resulting from his pending charge.

Reporting Requirements

4. Applicant shall file with the Board quarterly reports at the direction of the Department Monitor commencing ninety (90) days after Applicant commences employment. Each report shall include the following:
 - a. The name, address and telephone number of the Applicant; name, address and telephone number of his employer, and; name address and telephone number of his Broker Supervisor.
 - b. A statement from the Applicant as to whether he has had any law enforcement contacts leading to arrest, charge or conviction (including DWI/OWI and municipal/ordinance violations) during the term of the Order.
 - c. Applicant shall report to the Department Monitor any change of employment status, residence, address or telephone number within five (5) days of the date of a change.
5. Applicant shall arrange for written reports from his Broker Supervisor to be provided to Department Monitor on a quarterly basis, as directed by Department Monitor. These reports shall assess Applicant's work performance and describe the circumstances of his employment (including solo practice), including the nature and extent of the Applicant's broker activities and whether he has practiced in compliance with all laws governing the practice of real estate brokers.
6. 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.
7. 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 or other information required by this Order shall be mailed, faxed or delivered to:

DEPARTMENT MONITOR
Department of Safety and Professional Services
Division of Legal Services & Compliance
1400 East Washington Ave., P.O. Box 7190
Madison, WI 53707-7190
Fax: (608) 266-2264
Telephone: (608) 267-3817

Petitions for Modification

8. Applicant may petition the Department Monitor for modification of the terms of this Order after completion of two years of practice in compliance with all terms and conditions of this Order. Applicant's petition must include his history of employment (including solo practice) from the effective date of this Order that states the dates and names of any employer, such employment in total equaling two years of practice. Any such petition shall be accompanied by a written recommendation from Applicant's current employer and Broker Supervisor that includes, among other things, the dates of employment and scope of

responsibility during such employment. A denial of such a petition for modification shall not be deemed a denial of license under Wis. Stat. §§ 227.01(3), or 227.42, or Wis. Admin. Code ch. SPS 1, and shall not be subject to any right to further hearing or appeal.

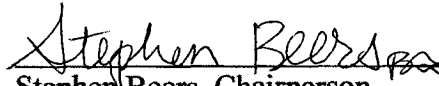
Costs

9. Applicant shall be responsible for all costs and expenses associated with compliance with the terms of this Order.

Summary Suspension/Additional Discipline

10. 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 Applicant'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 that Applicant fails to submit quarterly reports as ordered, Applicant's license may, in the discretion of the Real Estate Examining Board or its designee, be SUSPENDED, without further notice or hearing, until Applicant has complied with the terms of this order.
11. This Order is effective beginning the date it is signed by the Board or its designee.

Dated at Madison, Wisconsin this 16 day of December, 2014


Stephen Beers, Chairperson
Real Estate Examining Board

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF APPLICATION FOR
A REAL ESTATE BROKER LICENSE

PEDRO LLONTOP-ARRAYA,
APPLICANT.

STIPULATION

0003598

It is hereby stipulated between the above-referenced Applicant and the State of Wisconsin Real Estate Examining Board (Board) as follows:

The Applicant filed an application for a real estate broker license. The Board denied such application via letter dated September 5, 2014. On October 15, 2014, the Applicant requested a hearing. In resolution of the Applicant's request for hearing, the Board is offering Applicant a limited real estate broker license, subject to specific terms and conditions. The Board agrees to issue and the Applicant agrees to accept an Order Granting a Limited License as a real estate broker subject to the terms and conditions set forth in the attached Order.

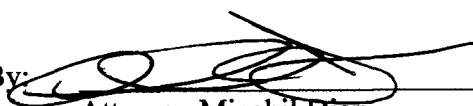
By:


Pedro Llontop-Arraya, Applicant

Date

Dec 16 2014

By:


Attorney Micabil Diaz
2413 Parmenter Street, Suite 120
Middleton, WI 53562

Date

December 16, 2014

STATE OF WISCONSIN
REAL ESTATE EXAMINING BOARD

By:

Stephen Beers, Chairperson
Real Estate Examining Board

Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

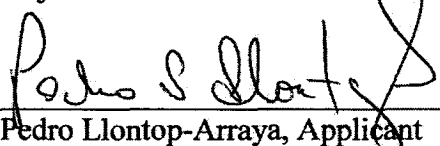
IN THE MATTER OF APPLICATION FOR
A REAL ESTATE BROKER LICENSE


PEDRO LLONTOP-ARRAYA,
APPLICANT.

STIPULATION

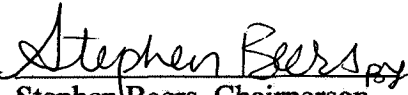
It is hereby stipulated between the above-referenced Applicant and the State of Wisconsin Real Estate Examining Board (Board) as follows:

The Applicant filed an application for a real estate broker license. The Board denied such application via letter dated September 5, 2014. On October 15, 2014, the Applicant requested a hearing. In resolution of the Applicant's request for hearing, the Board is offering Applicant a limited real estate broker license, subject to specific terms and conditions. The Board agrees to issue and the Applicant agrees to accept an Order Granting a Limited License as a real estate broker subject to the terms and conditions set forth in the attached Order.

By:  Dec 16 2014
Pedro Llontop-Arraya, Applicant Date

By:  December 16, 2014
Attorney Micabil Diaz
2413 Parmenter Street, Suite 120
Middleton, WI 53562 Date

STATE OF WISCONSIN
REAL ESTATE EXAMINING BOARD

By:  12/16/14
Stephen Beers, Chairperson Date
Real Estate Examining Board