

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 :
 : FINAL DECISION AND ORDER
PAUL G. STEVENS AND MADISONFLATFEE :
HOMES.COM., LLC, :
RESPONDENTS. :

00044 11

Division of Legal Services and Compliance Case No. 13 REB 113

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

Paul G. Stevens
715 Meadowview Lane
Lodi, WI 53555

MadisonFlatFeeHomes.com., LLC
6907 University Ave., Ste. 222
Middleton, WI 53562

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 Paul G. Stevens (DOB December 2, 1972) is licensed by the State of Wisconsin as a Real Estate Salesperson, having license number 76316-94, first issued on August 13, 2012 and current through December 14, 2016. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 715 Meadowview Lane, Lodi, Wisconsin 53555.

2. Respondent MadisonFlatFeeHomes.com., LLC is licensed by the State of Wisconsin as a Real Estate Business Entity, having license number 936601-91, first issued on October 15, 2009 and current through December 14, 2016. MadisonFlatFeeHomes.com., LLC's most recent address on file with the Department is 6907 University Ave., Ste. 222, Middleton, WI 53562.

3. From December 15, 2012 to April 16, 2013, Respondent Stevens' license as a Real Estate Salesperson was expired due to nonrenewal.

4. From December 15, 2012 through March 25, 2014, Respondent MadisonFlatFeeHomes.com., LLC's license as a Real Estate Business Entity was expired due to nonrenewal.

5. From December 15, 2012 to April 16, 2013, Respondent Stevens practiced as a Real Estate Salesperson through his employer, Respondent MadisonFlatFeeHomes.com., LLC. During this time, Respondent Stevens scheduled and attended showings and drafted one Offer to Purchase and one Counteroffer.

6. From December 15, 2012 to March 25, 2014, Respondent MadisonFlatFeeHomes.com., LLC listed ninety three properties while unlicensed.

7. In resolution of this matter, Respondents 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, Paul G. Stevens violated Wis. Stat. § 452.03 by engaging in the business of real estate and holding himself out as a real estate salesperson without a license.

3. By the conduct described in the findings of fact, MadisonFlatFeeHomes.com., LLC violated Wis. Stat. § 452.12(5)(b) by engaging in activities covered by its license while the license was expired due to nonrenewal.

4. As a result of the above violations, Respondent Paul G. Stevens and Respondent MadisonFlatFeeHomes.com., LLC are subject to discipline pursuant to Wis. Stat. § 452.14.

ORDER

1. The attached Stipulation is accepted.

2. Respondent Paul G. Stevens is REPRIMANDED.

3. Respondent MadisonFlatFeeHomes.com., LLC is REPRIMANDED.

4. Within 90 days of the date of this Order, Respondent MadisonFlatFeeHomes.com.,LLC shall pay a FORFEITURE of \$500.00.

5. Within 90 days from the date of this Order, Respondent Paul G. Stevens shall pay one-half of the COSTS of this matter in the amount of \$423.00.

6. Within 90 days from the date of this Order, Respondent MadisonFlatFee Homes.com., LLC shall pay one-half the COSTS of this matter in the amount of \$423.00.

7. Payment of forfeitures and costs shall be made payable to the Wisconsin Department of Safety and Professional Services and sent 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

8. In the event Respondent Paul G. Stevens fails to timely submit payment of the costs as ordered, Respondent's license (no. 76316-94) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with payment of the costs.

9. In the event Respondent MadisonFlatFeeHomes.com., LLC fails to timely submit payment of the forfeiture and costs as ordered, Respondent's license (no. 936601-91) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with payment of the forfeiture and costs.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

12-3-15
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

PAUL G. STEVENS AND MADISONFLATFEE
HOMES.COM., LLC,
RESPONDENTS.

STIPULATION

00044 11

Division of Legal Services and Compliance Case No. 13 REB 113

Respondents Paul G. Stevens and MadisonFlatFeeHomes.com., 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.

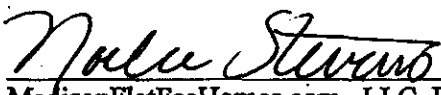
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents, for purposes 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.


Paul G. Stevens, Respondent
715 Meadowview Lane
Lodi, WI 53555
License no. 76316-94

11-19-15
Date


MadisonFlatFeeHomes.com., LLC, Respondent
By: Authorized Representative
6907 University Ave., Ste. 222
Middleton, WI 53562
License no. 936601-91

11.19.15
Date


Pamela M. Stach, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

11-19-15
Date