

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

BRADLEY R. HETLAND AND
PARADIGM REAL ESTATE GROUP INC.,
RESPONDENTS.

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:

FINAL DECISION AND ORDER

0004746

Division of Legal Services and Compliance Case No. 14 REB 093

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

Bradley R. Hetland
632 6th Street North
Hudson, WI 54016

Paradigm Real Estate Group Inc.
D/B/A Keller Williams Premier
659 Bielenberg Drive
Woodbury, MN 55125

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 Bradley R. Hetland (DOB 06/28/1967) is licensed by the State of Wisconsin as a real estate broker, having license number 55470-90, first issued on December 29, 2008 and current through December 14, 2016. Respondent's most recent address on file with the

Wisconsin Department of Safety and Professional Services (Department) is 632 6th Street North, Hudson, Wisconsin 54016.

2. Respondent Paradigm Real Estate Group Inc. is licensed by the State of Wisconsin as a real estate business entity, having license number 835473-91, first issued on January 18, 2002 and current through December 14, 2016. Respondent's most recent address on file with the Department is 659 Bielenberg Drive, Woodbury, Minnesota 55125.

3. Respondent Hetland is identified in Department records as the responsible broker for Respondent Paradigm Real Estate Group Inc.

4. On July 21, 2014, the Department received a complaint regarding S.W.'s conduct during a real estate transaction. The complaint alleged S.W. suggested sellers give money to buyers outside of the final closing agreement. The Division of Legal Services and Compliance (DLSC) Case No. 14 REB 093 was subsequently opened for investigation.

5. Respondents' employee, S.W., a broker, represented the buyers in the real estate transaction for the purchase of a single family home.

6. On May 20, 2014, a final offer was accepted by the parties. The offer was contingent on a satisfactory inspection. The inspection revealed electrical and plumbing issues.

7. The parties entered into three subsequent WB-40 amendments to the accepted offer to purchase. These amendments addressed the inspection repairs.

8. On May 28, 2014, the first amendment was accepted. The parties agreed the sellers would contribute \$750.00 towards repairs and any amount above that would be the buyers' responsibility.

9. On June 23, 2014, the second amendment was accepted. The parties agreed the sellers would allow the buyer to fix the plumbing and electrical prior to closing at the buyers' expense, minus the previously agreed upon \$750.00 which the sellers would provide to the buyers at closing.

10. On July 1, 2014, the third amendment was accepted. The parties agreed the sellers would pay at closing the electrical and plumbing invoices which totaled \$684.25, instead of the earlier agreed upon \$750.00.

11. The final amendment was not properly incorporated into the HUD statement prepared by the buyers' lender. This caused a discrepancy between the closing documents and the actual agreement between the parties.

12. DLSC received correspondence between S.W. and the sellers' broker. The correspondence revealed S.W. suggested reconciling the \$750 sellers-to-buyers repair credit in the HUD Statement by either having the sellers write a check to the buyers for the difference between \$750 and \$684.25, or having the sellers put the cash in an envelope and quietly hand it to the buyers after closing. These suggestions were meant to keep the transaction off the record.

13. On August 25, 2014, the Division received a statement from Respondents. Respondents indicated that after review of the real estate transaction documents and correspondence, Respondents discovered numerous drafting errors. Respondents placed S.W. on probation to further monitor her work.

14. 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, Respondents violated Wis. Admin. Code § REEB 17.08(1) by failing to supervise the activities of any licensee employed by the broker-employer.

3. As a result of the above violation, Respondents Hetland and Paradigm Real Estate Group Inc. are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L) and (4m).

ORDER

1. The attached Stipulation is accepted.

2. Respondent Bradley R. Hetland is REPRIMANDED.

3. Respondent Paradigm Real Estate Group Inc. is REPRIMANDED.

4. Within 90 days from the date of this Order, Respondents shall pay COSTS of this matter in the amount of \$788.00.

5. Payment of 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

6. In the event Respondents fail to timely submit payment of the costs as ordered, Respondents' licenses (nos. 55470-90 and 835473-91), or Respondents' right to renew his or its licenses, 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 costs.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

6-8-16
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

BRADLEY R. HETLAND AND
PARADIGM REAL ESTATE GROUP INC.,
RESPONDENTS.

STIPULATION

0004746

Division of Legal Services and Compliance Case No. 14 REB 093

Respondents Bradley R. Hetland and Paradigm Real Estate Group Inc. 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.

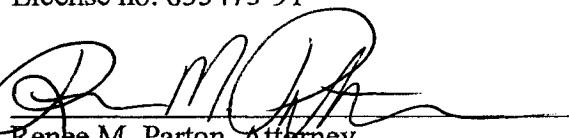
8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.


Bradley R. Hetland, Respondent
632 6th Street North
Hudson, WI 54016
License no. 55470-90

3/4/16
Date


Paradigm Real Estate Group Inc., Respondent
By: Bradley R. Hetland
659 Bielenberg Drive
Woodbury, MN 55125
License no. 835473-91

3/4/16
Date


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

3/9/2016
Date