

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF APPLICATION FOR
A REAL ESTATE SALESPERSON
LICENSE

TAMARA A. HOWE,
APPLICANT.

ORDER GRANTING
LIMITED LICENSE

0005812

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

TAMARA A. HOWE
615 ILLINOIS STREET
RACINE, WI 53405

REAL ESTATE EXAMINING BOARD
1400 EAST WASHINGTON AVENUE
P.O. BOX 7190
MADISON, WI 53707-7190

FINDINGS OF FACT

1. TAMARA A. HOWE (Applicant) has filed an application (#630971) for a license to practice as a Real Estate Salesperson in Wisconsin.
2. Information received in the application process reflects that the Applicant has the following violations and convictions on her record:
 - A. On or about November 11, 2003, Operating While Intoxicated (OWI) 1st, an ordinance violation
 - B. On or about July 15, 2004 – Operate vehicle without consent, a misdemeanor
 - C. On or about October 27, 2003 – Issue of Worthless Checks, a misdemeanor
 - D. On or about December 27, 2004 – Possession of THC, a misdemeanor
 - E. On or about October 11, 2005 – OWI 2nd, a misdemeanor
 - F. On or about December 5, 2007 – Disorderly Conduct, a misdemeanor
 - G. On or about May 25, 2011 – OWI 3rd, a misdemeanor
 - H. On or about December 13, 2012 – Possession of illegal prescription drugs, a misdemeanor
 - I. On or about October 22, 2012 – Operating while revoked, a misdemeanor

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction over this matter pursuant to Wis. Stat. § 452.05(1)(a).
2. The facts and circumstances surrounding the above-referenced conviction record substantially relates to the practice of a Real Estate Salesperson, pursuant to Wis. Stat. §§ 111.335(1)(c) and 452.14(3).
3. Applicant, by her conduct, is subject to limitations against her license, pursuant to Wis. Stat. §§ 111.335(1)(c), 452.03, and 452.14(3).
4. Limitations upon Applicant's license are necessary to ensure that she 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 TAMARA A. HOWE is GRANTED A REAL ESTATE SALESPERSON LICENSE subject to the following LIMITATIONS, TERMS, AND CONDITIONS:

Practice Limitations

- A.1. Applicant shall, at all times, practice as a Real Estate Salesperson under the supervision of a Wisconsin licensed Real Estate Broker approved by the Board. Approval shall be obtained through correspondence with the Department of Safety and Professional Services Monitor (Department Monitor).
- A.2. Applicant shall notify her broker-supervisor(s)/employer(s) of her history of arrests and convictions prior to employment. Applicant shall show a copy of this Order to her current and any future employer. Applicant shall provide the Department Monitor with written acknowledgement from each employer that a copy of this Order has been received. Such acknowledgement shall be provided to the Department Monitoring within fourteen (14) days of beginning new employment and/or within fourteen (14) days of the date of this Order for employment current as of the date of this Order.
- A.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 convictions resulting from pending charges.
- A.4. Applicant shall not consume alcohol or other illegal drugs while conducting or engaged in real estate business.
- A.5. Applicant shall not be permitted to drive current or prospective real estate clients in a motor vehicle for one (1) year.
- A.6. Applicant must have and maintain a valid driver's license when driving related to conducting or engaging in real estate business.

Reporting Requirements

- A.7. Applicant shall file quarterly reports with the Board at the direction of the Department Monitor commencing ninety (90) days after Applicant commences employment. Each report shall include the following:
- i. The name, address and telephone number of Applicant, and name, address and telephone number of her employer;
 - ii. A statement from the Applicant as to whether she 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.
 - iii. 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.
- A.8. Applicant shall arrange for written reports from her broker-supervisor(s)/employer(s) 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 her employment, including the nature and extent of the Applicant's sales activities and whether she has practiced in compliance with all laws governing the practice of real estate as a salesperson.
- A.9. 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.
- A.10. The Department Monitor is the individual designated by the Board 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
dspsmonitoring@wi.gov

Petitions for Modification

- A.11. Applicant may petition the Department Monitor for full, unrestricted licensure upon demonstration of continuous, successful practice in compliance with the terms and conditions of the Order for at least two (2) years. "Practice in compliance" includes the submission of work reports, the content of which are satisfactory to the Board. Applicant's petition must include her history of employment from the effective date of

this Order that states the dates and names of any employer, such employment in total equaling two (2) years of practice. Any such petition shall be accompanied by a written recommendation from Applicant's current employer 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

- A.12. Applicant shall be responsible for all costs and expenses associated with compliance with the terms of this Order.

Suspension

- A.13. In the event that the Applicant violates any term of this Order, Applicant's license may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Applicant has provided proof, which is determined by the Board or its designee to be sufficient, that Applicant is in compliance with the terms of the Order. The Board may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

Dated at Madison, Wisconsin this 10 day of July, 2018

By: Robert Webster ek
A Member of the Real Estate Examining Board

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF APPLICATION FOR
A REAL ESTATE SALESPERSON
LICENSE

TAMARA A. HOWE,
APPLICANT.

STIPULATION

0005812

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

- I. The Applicant has filed an application for a license as a Real Estate Salesperson.
- II. Information received by the Board reflects a basis for denial of the license application.
- III. Based upon the information of record herein, the Board agrees to issue, and the Applicant agrees to accept an Order Granting a Limited License as a Real Estate Salesperson, subject to the terms and conditions set forth in the attached Order adopting the Stipulation.
- IV. Applicant understands that by signing this Stipulation, Applicant voluntarily and knowingly waives the following rights:
 - a) the right to request a hearing related to the denial of the application;
 - b) assuming a hearing takes place wherein the Applicant has the burden of proof by a preponderance of the evidence:
 - i. the right to confront and cross-examine the witnesses against Applicant;
 - ii. the right to call witnesses on Applicant's behalf and to compel their attendance by subpoena;
 - iii. the right to testify on Applicant's own behalf;
 - iv. 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;
 - v. the right to petition for rehearing; and
 - c) all other applicable rights afforded to the Applicant under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.
- V. Applicant is aware of Applicant's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.

- VI. Applicant agrees to the adoption of the attached Order Granting Limited License by the Board. The parties to the Stipulation consent to the entry of the attached Order Granting Limited License without further notice, appearance, or consent of the parties.
- VII. Applicant waives all rights to any appeal of the Board's Order, as adopted in the form as attached.
- VIII. Applicant is informed that the Order Granting Limited License is a public record and will be published in accordance with standard procedure.

Tamara A. Howe
Tamara A. Howe, Applicant
615 Illinois Street
Racine, WI 53405
Application no. 630971

7/1/2018
Date

Robert Webster ek
A Member of the Real Estate Examining Board
Department of Safety and Professional Services
1400 EAST WASHINGTON AVENUE
P.O. BOX 7190
MADISON, WI 53707-7190

7/10/2018
Date