

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

ROBIN J. FAZIO AND
BUYERS VANTAGE INC.,
RESPONDENTS.

:
:
: FINAL DECISION AND ORDER
:
:

ORDER 0006379

Division of Legal Services and Compliance Case No. 18 REB 030

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

Robin J. Fazio
13710 W. Capitol Dr.
Brookfield, WI 53005

Buyers Vantage Inc.
13710 W. Capitol Dr.
Brookfield, WI 53005

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 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 Robin J. Fazio (DOB 06/30/1964) is licensed by the State of Wisconsin as a real estate broker, having license number 50225-90, first issued on May 16, 2000 and current through December 14, 2020. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 13710 West Capital Drive, Brookfield, Wisconsin 53005.

2. Respondent Buyers Vantage Inc. is licensed by the State of Wisconsin as a real estate business entity, having license number 700347-91, first issued on May 16, 2000 and current through December 14, 2020. Respondent Buyers Vantage Inc.'s license was expired from December 15, 2018 through May 24, 2019. Respondent Buyers Vantage Inc.'s most recent address on file with the Department is 13710 West Capital Drive, Brookfield, Wisconsin 53005.

3. Respondent Fazio is the responsible licensee for Respondent Buyers Vantage Inc.

4. On December 15, 2018, Respondent Buyers Vantage Inc.'s license expired.

5. On May 24, 2019, Respondent Buyers Vantage Inc. renewed its real estate business entity license.

6. Between December 15, 2018 and May 24, 2019, Respondents conducted approximately 50 real estate transactions.

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, Respondents violated Wis. Stat. § 452.03(1) by engaging in brokerage services without a license.

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

ORDER

1. The attached Stipulation is accepted.

2. Respondent Robin J. Fazio is REPRIMANDED.

3. Respondent Buyers Vantage Inc. is REPRIMANDED.

4. Within ninety (90) days from the date of this Order, Respondent Robin J. Fazio shall pay one half of the COSTS of this matter in the amount of \$344.00.

5. Within ninety (90) days from the date of this Order, Respondent Buyers Vantage Inc. shall pay one half of the COSTS of this matter in the amount of \$344.00.

6. 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

You may also submit this information online via DSPS' Monitoring Case Management System at:
<https://app.wi.gov/DSPSMonitoring>.

7. In the event Respondents violate any term of this Order, Respondents' licenses (nos. 50225-90 and 700347-91), or Respondents' right to renew their licenses, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondents have complied 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.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: Tom Rulne
A Member of the Board

8-22-19
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

ROBIN J. FAZIO AND
BUYERS VANTAGE INC.,
RESPONDENTS.

STIPULATION

ORDER 0006379

Division of Legal Services and Compliance Case No. 18 REB 030

Respondents Robin J. Fazio and Buyers Vantage 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.

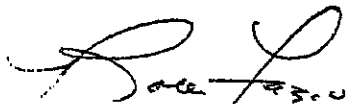
4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents 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.

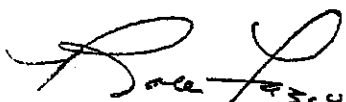
7. Respondents are informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

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.




Robin J. Fazio, Respondent
13710 West Capitol Drive
Brookfield, WI 53005
Credential No. 50225-90

6-28-19
Date



Buyers Vantage Inc., Respondent
By: Robin J. Fazio, Responsible Licensee
13710 West Capitol Drive
Brookfield, WI 53005
License No. 700347-91

6-28-19
Date



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

7/1/2019
Date