

## 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/wscga>

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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY :  
PROCEEDINGS AGAINST :  
: FINAL DECISION AND ORDER  
SOWANDE R. NADEEM AND :  
ONE DAY REAL ESTATE SERVICES, LLC, :  
RESPONDENTS. :

**ORDER 0007746**

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Division of Legal Services and Compliance Case No. 19 REB 011

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

Sowande R. Nadeem  
Milwaukee, WI 53218

One Day Real Estate Services, LLC  
Milwaukee, WI 53218

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 Sowande R. Nadeem (Birth Year 1970) is licensed by the State of Wisconsin as a real estate broker, having license number 55823-90, first issued on January 28, 2010 and current through December 14, 2022 with the Department. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Milwaukee, Wisconsin 53218.

2. Respondent One Day Real Estate Services, LLC is licensed by the State of Wisconsin as a real estate business entity, having license number 936961-91, first issued on June 20, 2011 and expired as of December 15, 2020. Respondent's most recent address on file with the Department is in Milwaukee, Wisconsin 53218.

3. Respondent Sowande R. Nadeem is identified in Department records as the responsible licensee in charge of Respondent One Day Real Estate Services, LLC.
4. On December 14, 2012, Respondent One Day Real Estate Services, LLC allowed its credential to expire.
5. On January 22, 2019, the Department received a complaint alleging that Respondents had acted improperly in a real estate transaction. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 19 REB 011 for investigation.
6. On August 23, 2019, the Department sent a "Cease and Desist Notice" to Respondents. The Notice informed Respondents that Respondent One Day Real Estate Services' credential was expired and instructed Respondents to cease and desist from performing any real estate services which require a business entity license.
7. On December 13, 2019, Respondent One Day Real Estate Services, LLC renewed its credential.
8. A review of Department records found that Respondent One Day Real Estate Services, LLC's credential was expired from December 14, 2012 to December 12, 2019. A review of the MLS system found that Respondent One Day Real Estate Services had at least 154 sold transactions, 69 expired listings and 9 current listings during this period.
9. On December 15, 2020, Respondent One Day Real Estate Services, LLC allowed its credential to expire again.
10. Respondent One Day Real Estate Services, LLC has continued to host active listings on the MLS system since its credential expired on December 15, 2020.
11. 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. § 452.12(5)(bm)1. by engaging in activities covered by the business entity license while the license was expired.
3. By the conduct described in the Findings of Fact, Respondents violated Wis. Stat. § 452.12(5)(bm)2. by being a licensee associated with a firm and engaging in activities covered by the firm's license on behalf of the firm while the firm license was expired.
4. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L) and (4m)(a).

ORDER

1. The attached Stipulation is accepted.
2. Respondent Sowande R. Nadeem is REPRIMANDED.
3. Respondent One Day Real Estate Services, LLC is REPRIMANDED.
4. Within ninety (90) days from the date of this Order, Respondent Sowande R. Nadeem shall pay a FORFEITURE in the amount of \$500 and one-half of the COSTS of this matter in the amount of \$1,384.
5. Within ninety (90) days from the date of this Order, Respondent One Day Real Estate Services, LLC shall pay a FORFEITURE in the amount of \$500 and one-half of the COSTS of this matter in the amount of \$1,384.
6. Payment of forfeiture and costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondents 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) 266-2112; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

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

7. In the event Respondents violate any term of this Order, Respondents' credentials (numbers 55823-90 and 936961-91), or Respondents' right to renew their credentials, 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:   
A Member of the Board

9 December 2021  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

SOWANDE R. NADEEM AND  
ONE DAY REAL ESTATE SERVICES, LLC,  
RESPONDENTS.

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STIPULATION

**ORDER 0007746**

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Division of Legal Services and Compliance Case No. 19 REB 011

Respondents Sowande R. Nadeem and One Day Real Estate Services, 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.

  
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Sowande R. Nadeem, Respondent  
Milwaukee, WI 53218  
Credential No. 55823-90

11/11/21  
Date

  
\_\_\_\_\_  
One Day Real Estate Services, LLC, Respondent  
By: Sowande R. Nadeem, Responsible Licensee  
Milwaukee, WI 53218  
Credential No. 936961-91

11/11/21  
Date

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

11/12/2021  
Date