

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/wscca>

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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

LARRY RING,
RESPONDENT.

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:
:

FINAL DECISION AND ORDER

ORDER 0008892

Division of Legal Services and Compliance Case No. 21 REB 130

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

Larry Ring
Poynette, WI 53955

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 Larry Ring (Birth Year 1975) is licensed by the State of Wisconsin as a real estate salesperson, having license number 81014-94, first issued on October 15, 2015 and current through December 14, 2024. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Poynette, Wisconsin 53955.

2. On December 6, 2021, the Department received a complaint alleging that Respondent did not properly communicate with Complainant, a first-time homebuyer, while representing her in a real estate transaction. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 21 REB 130 for investigation.

3. On October 6, 2021, Respondent drafted a Buyer's Agency Agreement, which was signed by Respondent and Complainant. Respondent did not communicate with Complainant to explain the document before Complainant signed.

4. On October 7, 2021, Respondent drafted the Offer to Purchase the subject property, which was signed by Respondent and Complainant. Respondent did not communicate with Complainant to explain the document before Complainant signed.

5. A Department review of the Offer to Purchase found that Respondent did not complete lines 1 and 2, which would have indicated whether he was the agent of the buyer, agent of the seller, or both.

6. On December 15, 2022, Respondent's license expired.

7. On April 20, 2023, Respondent renewed his license.

8. According to Multiple Listing Service (MLS) records, Respondent had four active listings while his license was expired.

9. In resolution of this matter, Respondent consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The 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, Respondent violated Wis. Admin. Code § REEB 24.07(8)(b)1. by failing to explain the responsibilities of a buyer's agent before having his clients sign the buyer's agency agreement.

3. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.07(8)(c) by failing to state in the Offer to Purchase who he represented as an agent.

4. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.133(1)(b) by failing to provide brokerage services with reasonable skill and care.

5. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.03(1) by engaging in the business of real estate and holding himself out as a licensed salesperson when his license was expired.

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

ORDER

1. The attached Stipulation is accepted.

2. Respondent Larry Ring is REPRIMANDED.

3. Respondent Larry Ring's real estate salesperson license (no. 81014-94) is LIMITED as follows:

- a. Within sixty (60) days of the date of this Order, Respondent shall successfully complete one course on the topic of agency. The course attended in satisfaction of this Order must be pre-approved by the Board or its designee. Respondent shall be responsible for locating a course that is satisfactory and for obtaining the required approval of the course from the Board or its designee. Respondent must take and pass any exam offered for the course.
- b. Respondent shall submit proof of successful completion of the ordered education in the form of verification from the institution providing the education to the Department Monitor at the address stated below.
- c. The education completed pursuant to this Order may not be used to satisfy any other continuing education requirements with the Board.

4. Within ninety (90) days from the date of this Order, Respondent shall pay the COSTS of this matter in the amount of \$1,349. If costs are not paid within ninety (90) days from the date of this Order, interest shall accrue at the statutory rate of 12%, pursuant to Wis. Stat. § 440.22(2).

5. All submissions, including requests for pre-approval, proof of successful course completion, and payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent 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

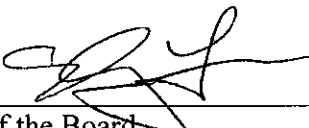
Submissions may also be made online at: <https://dspsmonitoring.wi.gov/>

6. In the event Respondent violates any term of this Order, Respondent's license (number 81014-94), or Respondent's right to renew his license, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has 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.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:


A Member of the Board

12/7/23

Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

LARRY RING,
RESPONDENT.

STIPULATION

ORDER 0008892

Division of Legal Services and Compliance Case No. 21 REB 130

Respondent Larry Ring and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

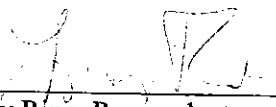
1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.
2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives the following rights:
 - the right to a hearing on the allegations against Respondent, 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 Respondent;
 - the right to call witnesses on Respondent's behalf and to compel their attendance by subpoena;
 - the right to testify on Respondent's 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 Respondent under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.
3. Respondent is aware of Respondent's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.
4. Respondent agrees to the adoption of the attached Final Decision and Order by the 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. Respondent waives 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 Respondent, 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. Respondent is 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.

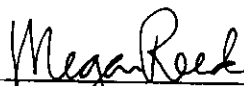
8. The Division of Legal Services and Compliance joins Respondent in recommending that the Board adopt this Stipulation and issue the attached Final Decision and Order.



Larry Ring, Respondent
Poynette, WI 53955
Credential No. 81014-94



Date



Megan Reed, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

11/16/2023

Date