

FILED October 31, 2013 (Date)

IREC

Board / Commission

Signature Executive Officer

BEFORE THE IOWA REAL ESTATE COMMISSION  
200 EAST GRAND, SUITE 350  
DES MOINES, IOWA

IN RE:	)	
	)	CASE NUMBER: 13-055
Linda A. Zeck	)	
Broker (B31877000)	)	COMBINED STATEMENT OF
	)	CHARGES, INFORMAL
Homz Management Corporation	)	SETTLEMENT AGREEMENT,
6515 Grand Teton Plaza, Suite 220	)	AND CONSENT ORDER IN A
Madison, WI 53719	)	DISCIPLINARY CASE
	)	
Respondent.	)	

The Iowa Real Estate Commission (Commission) and **Linda A. Zeck** (Respondent) enter into this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order in a Disciplinary Case (Order) pursuant to Iowa Code Sections 17A.10(1) and 272C.3(4) (2013).

1. The Commission issued the Respondent real estate broker license number B31877000 on May 13, 1991. Respondent's license is current and in full force and effect through December 31, 2014. At all times relevant to this matter, the Respondent was a licensed real estate broker officer, assigned to Homz Management Corporation, license number F03295000, located in Madison, Wisconsin.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2013). Licenses issued by the Commission are subject to the laws of the State of Iowa and to the administrative rules of the Commission.

**STATEMENT OF CHARGES**

COUNT I

3. The Respondent is charged with engaging in a practice harmful or detrimental to the public by operating an unlicensed branch office in violation of Iowa Code §§ 543B.34(1) and 543B.31 (2013), and 193E Iowa Administrative Code §§ 2.1, 7.1(3), and 18.14(5)(s).

COUNT II

4. The Respondent is charged with engaging in a practice harmful or detrimental to the public by knowingly aiding or abetting the unlicensed practice of real estate in Iowa in violation of Iowa Code §§ 543B.29(1)(c) and 543B.34(1)(i)(1) (2013), and 193E Iowa Administrative Code §§ 18.2(6) and 18.14(5)(s).

### CIRCUMSTANCES

5. In approximately March 2013 the Commission became aware that Homz Management Corporation was maintaining a second place of business at 2550 Middle Road, Suite 601 in Bettendorf, Iowa, which was not properly licensed as a branch office with the Commission until July 1, 2013.

6. Between the time periods of May 2011 and June 2013 and while under the supervision of the Respondent, Homz Management Corporation had three unlicensed persons acting in the capacity of a real estate broker or salesperson in the state of Iowa.

### SETTLEMENT AGREEMENT

7. Respondent admits each and every allegation in the above-stated Statement of Charges. This case shall constitute one violation for purposes of Iowa Code section 543B.29(4) (2013).

8. Respondent acknowledges that she has a right to receive notice of the above-stated charges and to request a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives her right to notice and a hearing and all attendant rights, including the right to seek judicial review. This Order constitutes discipline against the Respondent, and is the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.4.

9. Respondent agrees that the State's attorney and/or Commission staff may present this Order to the Commission and may have *ex parte* communications with the Commission while presenting it. Respondent waives any right of notice of this meeting or any right that the Respondent might have to participate in the discussion of this Order among the Commission, the Commission staff and the State's attorney.

10. This Order shall be part of the permanent record of Respondent and shall be considered by the Commission in determining the nature and severity of any future disciplinary action to be imposed in the event of any future violations of the laws and rules governing the practice of real estate by the Respondent.

11. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a) (2013) and shall be grounds for further disciplinary action. However, no action may be taken against the Respondent for violations of this Order without a hearing, or waiver of hearing.

12. This Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members.

- (a) In the event that this Order is rejected by the Commission it shall be of no force or effect to either party, and it shall not be admissible for any purpose in further proceedings in this matter.
- (b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

13. Upon acceptance by both the Commission and Respondent, this Combined Statement of Charges, Informal Settlement and Consent Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22 (2013).

**CONSENT ORDER**

**IT IS THEREFORE ORDERED:**

14. REPRIMAND. Pursuant to 193E Iowa Administrative Code section 18.14(1)(j), the Respondent is reprimanded.

15. CIVIL PENALTY. The Respondent shall pay a civil penalty to the Commission in the amount of \$2,000 (\$500 for Count I and \$1,500 for Count II) no later than 180 calendar days after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer and refer to Case 13-055.

16. FUTURE COMPLIANCE. The Respondent shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

**WHEREFORE**, the terms of this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order are agreed to and accepted by the Iowa Real Estate Commission and the Respondent.

**FOR THE RESPONDENT:**

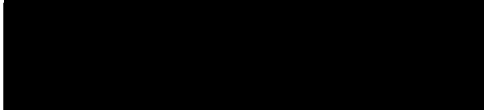
Voluntarily agreed to and accepted by Linda A. Zeck on this 26<sup>th</sup> day of September, 2013.

  
By: LINDA A. ZECK, Respondent

State of Wisconsin

County of Dane

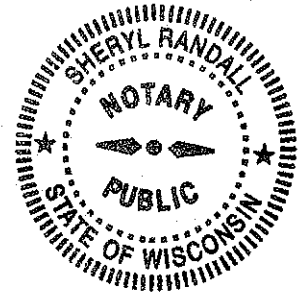
Signed and sworn to before me on this 26<sup>th</sup> day of September, 2013, by:



Notary Public, State of Iowa

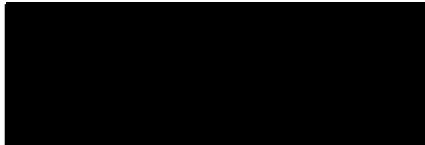
Printed Name: Sheryl Randall

My Commission Expires: 5/17/2015



**FOR THE COMMISSION:**

31 Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this  
day of October, 2013.



SUSAN J. SANDERS, Chair GAIL FLAGEL, VCHAIR  
Iowa Real Estate Commission