

**BEFORE THE IOWA REAL ESTATE COMMISSION
1920 SE HULSIZER
ANKENY, IOWA**

IN RE:)	
)	CASE NUMBER: 07-049
Scott E. Thomas Sr.)	
Broker (B36888))	
)	COMBINED STATEMENT OF
Associates Realty, LLC.)	CHARGES, INFORMAL
1225 Jordan Creek Pkwy, Ste 110)	SETTLEMENT AGREEMENT,
West Des Moines, IA 50266)	AND CONSENT ORDER IN A
)	DISCIPLINARY CASE
Respondent.))	

The Iowa Real Estate Commission (Commission) and **Scott E. Thomas Sr.** (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) (2007).

1. The Commission issued the Respondent real estate broker's license number B36888 on March 8, 2006. Respondent's license is current and in full force and effect through December 31, 2008. At all times relevant to this matter, the Respondent was a licensed real estate broker associate assigned to Associates Realty, LLC, a licensed firm, license number (F04864) in West Des Moines, Iowa.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2007). 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. Respondent is charged with engaging in practices harmful or detrimental to the public, and failing to diligently exercise reasonable care in providing brokerage services to all parties in violation of Iowa Code sections 543B.29(3), 543B.34(1) and (8), 543B.56(1)(b) (2007), and 193E Iowa Administrative Code sections 7.15(1), (2), (4), 11.3(8) & (9), and 18.14(5)(s) by:

- (a) Attempting to act as a dual agent and by writing an offer without regard for another broker's valid listing agreement;
- (b) Interfering with a valid listing agreement; and
- (c) Negotiating directly with the owner knowing that the property was listed with another broker.

CIRCUMSTANCES

4. On February 6, 2007, Respondent initiated a Purchase Agreement as well as a Seller Property Disclosure for a property located in Granger, Iowa. At the time, the property in question was actively listed for sale with a competing brokerage.

5. On February 6, 2007, the Respondent faxed the Agreement and Property Disclosure directly to the owner of said property knowing there was a current valid listing with a competing brokerage.

SETTLEMENT AGREEMENT

6. Respondent admits each and every allegation in the above-stated Statement of Charges.

7. Respondent acknowledges that he 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 his 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.

8. 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.

9. 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.

10. 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) (2007) 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.

11. 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.

12. 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 (2007).

CONSENT ORDER

IT IS THEREFORE ORDERED:

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

14. CIVIL PENALTY. The Respondent shall pay a civil penalty to the Commission in the amount of \$1,000 no later than 30 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 07-049.

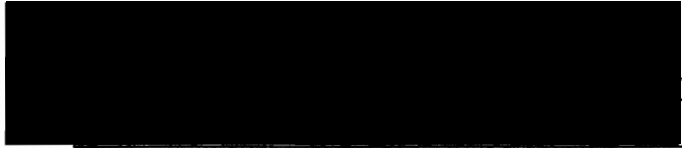
15. EDUCATION. Pursuant to 193E Iowa Administrative Code Section 18.14 (1)(f), the Respondent shall attend the Commission approved eight (8) hour course "Contract Law and Contract Writing" and the eight (8) hour course "Federal and State Laws Affecting Iowa Practice". These hours shall be in addition to any real estate continuing education required for license renewal. The original certificate of attendance must be submitted to the Iowa Real Estate Commission within twelve (12) months of the signing of this Order by the Commission and must come under a cover letter addressed to the Commission's Executive Officer and refer to case 07-049.

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 **Scott E. Thomas Sr.** on this 7th day of September, 2007.

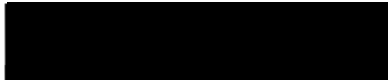


SCOTT E. THOMAS SR., Respondent

State of Iowa)

County of Polk)

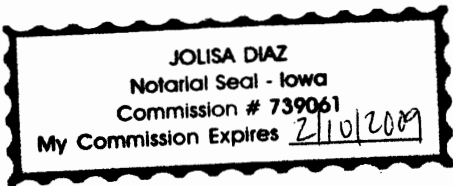
Signed and sworn to before me on this 7th day of September, 2007, by:



Notary Public, State of Iowa

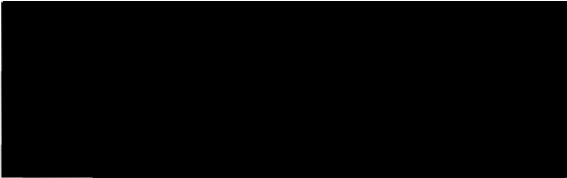
Printed Name: Jolisa Diaz

My Commission Expires: 2/10/2009



FOR THE COMMISSION:

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this 11th day of OCTOBER, 2007.



JAMES E. HUGHES, Chair
Iowa Real Estate Commission