

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 SE HULSIZER
ANKENY, IOWA

IN RE:)	
)	
SUSAN M THOMPSON)	CASE NUMBER: 99-014
Salesperson (S34048))	
)	STIPULATION
)	AND
)	CONSENT ORDER
THE REFERRAL COMPANY (F03316))	
3501 WESTOWN PKY)	
WEST DES MOINES IA 502661007)	
)	
)	

On this 19th day of August, 1999, the Iowa Real Estate Commission and SUSAN M THOMPSON, each hereby agree with the other and stipulate as follows:

1. The allegations specified in the Statement of Charges in this case shall be resolved without proceeding to hearing as the parties have agreed to the following Stipulation and Consent Order.

2. The Respondent has a right to a hearing on the charges, but waives the right to hearing and all attendant rights, including the right to appeal, by freely and voluntarily agreeing to this Order. Once entered, this Order shall have the force and effect of a disciplinary order entered following a contested case hearing.

3. The Respondent was issued a real estate salesperson license on June 29, 1993 as evidenced by license number S34048, which is in full force and effect through December 31, 2001.

4. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction over each allegation in the Statement of Charges.

5. A Statement of Charges will be filed against Respondent together with this voluntary Stipulation and Consent Order.

6. The Respondent admits each and every allegation in the Statement of Charges.

7. If this Stipulation and Consent Order is approved by the Commission it will be filed, along with the Statement of Charges, and upon filing both documents will become public records.

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8. This Stipulation and Consent Order shall be made a part of the record of the Respondent and may be considered by the Commission in determining the nature and severity of any disciplinary action to be imposed on the Respondent for any future violations of the laws and rules governing the practice of real estate.

9. Failure to comply with the terms of this Stipulation and Consent Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a) (1999).

10. This Stipulation and Consent Order shall be presented to the Commission in closed session by the prosecuting attorney and/or Commission staff. Respondent waives any right of notice of this meeting or any right which the Respondent might have to participate in the discussion of this Stipulation and Consent Order among the Commission, the Commission staff and the prosecuting attorney.

11. This Stipulation and Consent Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members. In the event that this Stipulation and Consent Order is rejected by the Commission it shall be of no force or effect to either party.

THEREFORE IT IS ORDERED that the Respondent is **Reprimanded**.

IT IS FURTHER ORDERED that the Respondent's salesperson license number S34048 be and is hereby **SUSPENDED** for a period of six (6) months.

RESPONDENT ACKNOWLEDGES that the effective date of the surrender shall be the date this Stipulation is accepted by the Commission.

RESPONDENT ALSO ACKNOWLEDGES that license S34048 must be returned to the Iowa Real Estate Commission upon notification that this Stipulation has been accepted by the Commission.

IT IS FURTHER ORDERED AND AGREED that at all future times Respondent shall fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 SE HULSIZER
ANKENY, IOWA

IN RE:

SUSAN M THOMPSON
Salesperson (S34048)

The Referral Company (F03016)
3501 Westown Parkway
West Des Moines Iowa 502661007

CASE NUMBER: 99-014

STATEMENT OF
CHARGES

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (1999).

Licenses issued by the Commission are subject to the laws of the state of Iowa and to the administrative rules of the Commission.

SUSAN M THOMPSON was at all material times during the following events, a licensed real estate salesperson with Iowa Realty, Inc. , a licensed real estate firm in West Des Moines, Iowa, license number F00710. Her license, number S34048, is in full force and effect through 12-31-2001.

COUNT I

Respondent is charged with (1) engaging in a practice harmful or detrimental to the public and (2) knowingly making misleading, deceptive, untrue or fraudulent representations by notarizing a signature on a deed in a transaction without witnessing the signature, in violation of Iowa Code sections 543B29(3) and 543B.34(1) and (8) (1997).

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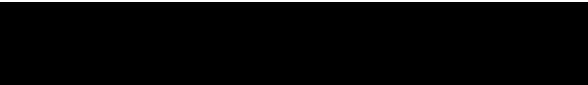
CIRCUMSTANCES OF THE COMPLAINT

1. On or about August 14, 1998, Respondent notarized the signature of Kathryn Nelson, on a Warranty Deed filed in Polk County, Iowa, # 018654, conveying the property locally known as 2913 Oxford, Des Moines, Iowa, to John M. Morrissey.
2. The Seller, Kathryn E. Nelson, resides in Overland Park, Kansas and was not physically present to sign the deed notarized by the Respondent. On November 16, 1998, the Seller signed a new Warranty Deed correcting the deed improperly notarized.
3. On or about December 28, 1998, the Iowa Secretary of State Office notified Respondent that the surrender of her notary commission rather than proceed with the investigation and formal hearing into the complaint filed by John Morrissey, had been accepted.
4. On April 13, 1999, Respondent transferred from Iowa Realty Company, Inc. (F00710) to The Referral Company (F03016).

FINDING OF PROBABLE CAUSE

On May 20, 1999, the Iowa Real Estate Commission found probable cause to file this Statement of Charges and to order that a hearing be set in this case.

Dated this 19th day of August, 1999.


Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General