

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

IN RE:)	
)	
WARREN CHRISTENSEN (B00436))	CASE NUMBER: 96-015
Broker)	STATEMENT OF CHARGES
)	
326 SW 3rd.)	
Ogden, Iowa 50212)	
)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (1995).

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

WARREN CHRISTENSEN is, and was at all times during the following events, a licensed real estate broker. His license number is B00436. WARREN CHRISTENSEN is a sole proprietor broker in Ogden, Iowa.

COUNT I

The Respondent is charged with engaging in a practice harmful or detrimental to the public by failing to obtain a written listing agreement, in violation of Iowa Code sections 543B.29(3) (1995), and Iowa Administrative Code Chapter 193E, sections 1.23 and 4.40(19).

CIRCUMSTANCES OF THE COMPLAINT

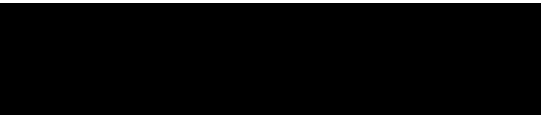
1. On November 21, 1995, Maurine Roe, the owner of the property located at 219 SW 3rd Street, Ogen, Iowa, gave the Respondent verbal authority to sell the property
2. Respondent failed to draft a written listing containing the terms and conditions and he failed to obtain the required signature.
3. The Respondent has previously been warned by the Commission to obtain written listings.

96-015

FINDING OF PROBABLE CAUSE

On April 18, 1996 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.

Executed this 12th day of JUNE, 1996.


Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission

cc. Pam Griebel, Assistant Attorney General

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

IN RE:)	
)	
WARREN CHRISTENSEN (B00436))	CASE NUMBER: 96-015
Broker)	
)	STIPULATION AND
)	CONSENT ORDER
326 SW 3rd)	
Ogden, Iowa 50212)	

On this 12th day of JUNE, 1996, the Iowa Real Estate Commission and WARREN CHRISTENSEN, 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 was issued a broker license to practice real estate on May 8, 1963, as evidenced by license number B00436, which is in full force and effect through December 31, 1996.
3. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction over each allegation in the Statement of Charges.
4. A Statement of Charges will be filed against Respondent together with this Stipulation and Consent Order.
5. Respondent admits each and every allegation in the Statement of Charges.
6. 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.

96-015

7. 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.

8. 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) (1995).

9. 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.

10. 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 HEREBY ORDERED that the Respondent is **Reprimanded**.

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.

FOR THE RESPONDENT:

This Stipulation and Consent Order is voluntarily entered into by the Respondent on this 1st day of June, 1996.

[Redacted Signature]

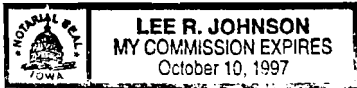
WARREN CHRISTENSEN

State of Iowa)

County of Boone)

Signed and sworn to before me on this 1st day of June, 1996, by

[Redacted Signature]



Notary Public, State of Iowa

Printed Name: _____

My Commission Expires: _____

FOR THE COMMISSION:

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on the 12th day of JUNE, 1996.

[Redacted Signature]

Evelyn Rank, Chair

Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General