

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

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IN RE:	)	
	)	
JAMES E. TRIPLETT (B16436)	)	CASE NUMBER: A96-016
Broker	)	
	)	STATEMENT OF
Triplet Real Estate & Insurance	)	CHARGES
P. O. Box 407	)	
410 5th Street	)	
Ames, Iowa 50010-0407	)	

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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.

JAMES E. TRIPLETT was at all material times during the following events, a licensed real estate broker license number B16436. JAMES E. TRIPLETT is an officer and designated broker in charge of Triplet Real Estate and Insurance, a licensed real estate firm, license number F01387, in Ames, Iowa.

COUNT I

The Respondent is charged with practice harmful or detrimental to the public by not obtaining the buyer's' signatures and date on a Seller's Property Disclosure, in violation of Iowa Code section 543B.29(3) (1995) and Iowa Administrative Code Chapter 193E, sections 1.39(2)(b) and 4.40(10).

*A96-016*

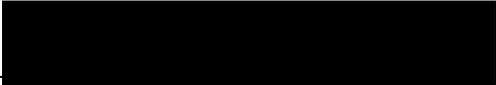
CIRCUMSTANCES OF THE COMPLAINT

1. On February 16, 1996, Iowa Real Estate Commission Field Auditor J. Michael Sharp, examined the trust account records of James E. Triplett, Ames, Iowa.
2. Respondent failed to obtain the buyers' signatures and date on the Seller's Property Condition Disclosure in the Abott/Krausman and Berger/Tilges transactions.
3. An audit of the Respondent's trust accounts on June 25, 1982 found violations that were brought to the Respondent's attention in a letter from the Commission dated July 12, 1982.

FINDING OF PROBABLE CAUSE

On August 22, 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 26<sup>th</sup> day of SEPTEMBER, 1996.

  
Roger L. Hansen, Executive Secretary  
Iowa Real Estate Commission

cc. Pam Griebel, Assistant Attorney General

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IN RE:	)	
	)	
JAMES E. TRIPLETT (B16436)	)	CASE NUMBER: A96-016
Broker	)	
	)	STIPULATION AND
	)	CONSENT ORDER
410 5TH Street	)	
Ames, Iowa 50010-0407	)	

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On this 26<sup>th</sup> day of SEPTEMBER, 1996, the Iowa Real Estate Commission and JAMES E. TRIPLETT, 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's license to practice real estate on the 1st day of January, 1960, as evidenced by license number B16436 which is in full force and effect through December 31, 1998.
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.
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.

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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.

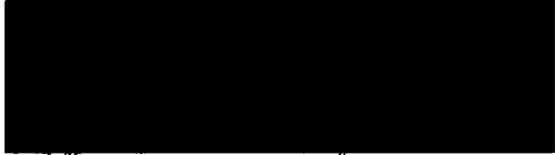
10. This Stipulation and Consent Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members. In the event that this Stipulation and Consent Order is rejected by the Commission it shall be of no force or effect to either party.

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 RESPONDENT:**

This Stipulation and Consent Order is voluntarily entered into by the Respondent on this 11<sup>th</sup> day of Sept., 1996.



JAMES E. TRIPLETT, Respondent

State of Iowa )

County of Story )

Signed and sworn to before me on this 11<sup>th</sup> day of September, 1996, by



Notary Public, State of Iowa

Printed Name: Ann L. Patterson

My Commission Expires: 6-15-98

**FOR THE COMMISSION:**

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on the 26<sup>th</sup> day of SEPTEMBER, 1996.



Evelyn Rank, Chairperson  
Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General

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