

FILED May 5, 2016 (Date)

BEFORE THE IOWA REAL ESTATE COMMISSION
200 EAST GRAND, SUITE 350
DES MOINES, IOWA 50309

IRSC
Board / Commission
[Signature]
Signature, Executive Officer

IN RE:)	
)	CASE NUMBER: 16-034
Stephen E. Welter)	
Broker (B59453000))	COMBINED STATEMENT OF
)	CHARGES, INFORMAL
Welter Realty, Inc.)	SETTLEMENT AGREEMENT,
1501 E. Lessard Street, PO Box 350)	AND CONSENT ORDER IN A
Prairie du Chien, WI 53821)	DISCIPLINARY CASE
)	
RESPONDENT)	

The Iowa Real Estate Commission (Commission) and **Stephen E. Welter** (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) (2016).

1. The Commission issued the Respondent real estate broker license number B59453000 on June 5, 2008. Respondent's license is in full force and effect until December 31, 2016. At all times relevant to this matter, the Respondent was a licensed real estate broker officer, assigned to Welter Realty, Inc., license number F05291000, located in Prairie du Chien, Wisconsin.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2016). 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 a practice harmful or detrimental to the public and/or failing to diligently exercise reasonable skill and care in providing brokerage services to all parties to a transaction in violation of Iowa Code sections 543B.29(1)(d), 543B.34(1), 543B.56(1)(b) (2015) by failing to properly effectuate the terms of an executed purchase agreement. See 193E Iowa Administrative Code sections 12.3(1)(a), 12.3(1)(b), 18.14(5)(s).

CIRCUMSTANCES

4. On or about February 22, 2016, an off-site examination of the Respondent's Iowa real estate trust account and transaction records was conducted by the Commission auditor.

5. In a random sampling of transaction files, the auditor discovered one (1) real estate transaction that took place in 2015 for a property located in Harpers Ferry, Iowa in which the executed purchase agreement provided that the earnest money was to be held in trust by the listing broker, Welter Realty, Inc.

6. In reviewing the aforementioned real estate transaction file for the subject property, along with the Respondent's trust account records, the auditor discovered that the earnest money for the respective transaction was not deposited into the Respondent's Iowa real estate trust account because the Respondent's affiliated agent failed to obtain the earnest money at the time of the Offer to Purchase Real Estate. The Respondent failed to properly effectuate the terms of an executed purchase agreement.

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) (2016).

8. 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.

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(1)(d), 543B.34(1) and 272C.3(2)(a) (2016) 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 Agreement 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 (2016).

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 five hundred dollars (\$500.00) no later than thirty (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, referencing Case Number 16-034.

16. FUTURE COMPLIANCE. Respondent also 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 **Stephen E. Welter** on this 4th day of APRIL, 2016.


By: **Stephen E. Welter**, Respondent

IREC Case No. 16-034
Stephen W. Welter

State of Iowa

County of Clayton

Signed and sworn to before me on this 4 day of April, 2016, by:



Tahra Ferguson
Notary Public, State of Iowa
Printed Name: Tahra Ferguson
My Commission Expires: 10-17-17

FOR THE COMMISSION:

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this
5th day of MAY, 2016.

Terrance M. Duggan
TERRANCE M. DUGGAN, Chair
Iowa Real Estate Commission