

SETTLEMENT AGREEMENT
BETWEEN
MISSOURI REAL ESTATE COMMISSION
AND
EQUITY MISSOURI LLC

Equity Missouri LLC (Equity Missouri) and the Missouri Real Estate Commission (MREC) enter into this Settlement Agreement for the purpose of resolving the question of whether Equity Missouri's license as a real estate association, no. 2010020685, will be subject to discipline. Pursuant to § 536.060, RSMo 2000,¹ the parties hereto waive the right to a hearing by the Administrative Hearing Commission of the State of Missouri and, additionally, the right to a disciplinary hearing before the MREC under § 621.110, RSMo (Supp. 2013). The MREC and Equity Missouri jointly stipulate and agree that a final disposition of this matter may be effectuated as described below pursuant to § 621.045, RSMo (Supp. 2013).

Equity Missouri acknowledges that it understands the various rights and privileges afforded it by law, including the right to a hearing of the charges

¹ All statutory citations are to the 2000 Revised Statutes of Missouri unless otherwise noted.

against it; the right to appear and be represented by legal counsel; the right to have all charges proven upon the record by competent and substantial evidence; the right to cross-examine any witnesses appearing against it at the hearing; the right to present evidence on its behalf at the hearing; the right to a decision upon the record of the hearing by a fair and impartial administrative hearing commissioner concerning the charges pending against it; the right to a ruling on questions of law by the Administrative Hearing Commission; the right to a disciplinary hearing before the MREC at which time Equity Missouri may present evidence in mitigation of discipline; the right to a claim for attorney fees and expenses; and the right to obtain judicial review of the decisions of the Administrative Hearing Commission and the MREC.

Being aware of these rights provided to it by law, Equity Missouri knowingly and voluntarily waives each and every one of these rights and freely enters into this Settlement Agreement and agrees to abide by the terms of this document as they pertain to it.

Equity Missouri acknowledges that it has received a copy of documents that were the basis upon which the MREC determined there was cause for

discipline, along with citations to law and/or regulations the MREC believes were violated. Equity Missouri stipulates that the factual allegations contained in this Settlement Agreement are true and stipulates with the MREC that Equity Missouri's license as a real estate association, license no. 2010020685, is subject to disciplinary action by the MREC in accordance with the relevant provisions of Chapter 621, RSMo, and Chapter 339, RSMo, as amended.

The parties stipulate and agree that the disciplinary order agreed to by the MREC and Equity Missouri in Part II herein is based only on the agreement set out in Part I herein. Equity Missouri understands that the MREC may take further disciplinary action against it based on facts or conduct not specifically mentioned in this document that are either now known to the MREC or may be discovered.

I.

Joint Stipulation of Facts and Conclusions of Law

Based upon the foregoing, the MREC and Equity Missouri herein jointly stipulate to the following:

1. The MREC is an agency of the State of Missouri created and existing pursuant to § 339.120, RSMo (Supp. 2013), for the purpose of executing

and enforcing the provisions of §§ 339.010 to 339.205 and §§ 339.710 to 339.855, RSMo (as amended), relating to real estate salespersons and brokers.

2. Equity Missouri LLC is a licensed real estate association, license no. 2010020685. Equity Missouri's license was current and active at all times relevant herein.

3. Eric Britton Nickish holds a Missouri real estate salesperson license, no. 2010039523.

4. In or around June 2011, Nickish began working for Equity Missouri.

5. At that time, an application was completed to transfer Nickish's license from his old brokerage, Realty Exchange, Inc., to Equity Missouri. However, the application was never submitted to the MREC.

6. In September 2012, Nickish discovered that the MREC still had his license listed under Realty Exchange, Inc.

7. Nickish's license was transferred to Equity Missouri on October 4, 2012.

8. Between June 2011 and October 4, 2012, Nickish completed at least two real estate transactions and was paid commission on those transactions by

Equity Missouri. The commissions for those two transactions were \$46,941.00 and \$39,916.00.

9. Section 339.100.2, RSMo (Supp. 2013) states in pertinent part:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621 against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

...

(7) Paying a commission or valuable consideration to any person for acts or services performed in violation of sections 339.010 to 339.180 and sections 339.710 to 339.860;

...

(11) Representing a real estate broker other than the broker with whom associated without the express written consent of the broker with whom associated;

(12) Accepting a commission or valuable consideration for the performance of any of the acts referred to in section 339.010 from any person except the broker with whom associated at the time the commission or valuable consideration was earned;

...

(15) Violation of, or attempting to violate, directly or indirectly, or assisting or enabling any person to violate, any provision of sections 339.010 to 339.180 and sections 339.710 to 339.860, or of any lawful rule adopted pursuant to sections 339.010 to 339.180 and sections 339.710 to 339.860[.]

10. Title 20, Section 2250-4.050(2) of the Code of State Regulations

states the following regarding the licenses of real estate salespersons:

(2) A broker-salesperson or salesperson license shall be issued only to a person who is associated with a licensed broker. The license of each broker-salesperson or salesperson shall be mailed to the broker. A broker-salesperson or salesperson cannot be licensed with more than one (1) broker during the same period of time.

11. When the relationship between a salesperson and a broker ends,

the broker must return the salesperson's license to the MREC within seventy-

two hours of the termination of the relationship. 20 C.S.R. 2250-4.050(3). When a

real estate salesperson transfers from one broker to another, "[t]he new broker is

responsible for seeing that the application is complete and that the application for

transfer is mailed by certified, registered, or overnight delivery to ensure proof of

delivery." 20 C.S.R. 2250-4.050(4).

12. Equity Missouri violated Section 20 C.S.R. 2250-4.050(4) by failing to ensure that the application to transfer Nickish's license from Realty Exchange, Inc. was properly mailed to the MREC. Therefore, Equity Missouri is subject to discipline under § 339.100.2(15), RSMo.

13. Equity Missouri is also subject to discipline under § 339.100.2(15) because it assisted or enabled Nickish to violate § 339.100.2(11) and (12), RSMo, by representing a broker and accepting a commission from a broker other than the broker that he was associated with.

14. Equity Missouri is subject to discipline under § 339.100.2(7), RSMo because it paid a commission to Nickish for acts performed in violation of § 339.100.2, RSMo.

II.

Joint Agreed Disciplinary Order

Based on the foregoing, the parties mutually agree and stipulate that the following shall constitute the disciplinary order entered by the MREC in this matter under the authority of § 536.060, RSMo, and §§ 621.045.4 and 621.110, RSMo (Supp. 2013).

1. Equity Missouri agrees to pay a civil penalty of \$2,500. Said penalty is authorized under § 339.205, RSMo (Supp. 2013) and § 339.100(3), RSMo (Supp. 2013).

2. Equity Missouri agrees to pay the \$2,500 civil penalty by certified check made payable to the "Missouri Real Estate Commission, State of Missouri" and mailed to Missouri Real Estate Commission, P.O. Box 1339, Jefferson City, MO 651021339. Equity Missouri shall postmark and mail or hand deliver said check within 60 days of the date when this Settlement Agreement becomes effective.

3. Funds received pursuant to this agreement shall be handled in accordance with Section 7 of Article IX of the Missouri Constitution. § 339.205.8, RSMo (Supp. 2013).

4. In the event the MREC determines that Equity Missouri has failed to pay any portion of the \$2,500 agreed upon herein, or has violated any other term or condition of this Settlement Agreement, the MREC may, in its discretion: (1) notify the Attorney General who "may commence an action to recover the amount of the penalty, including reasonable attorney fees and costs and a

surcharge of fifteen percent of the penalty plus ten percent per annum on any amounts owed” under § 339.205.4, RSMo (Supp. 2013); (2) after a contested case evidentiary hearing, vacate and set aside the penalty imposed herein and may probate, suspend, revoke, or otherwise lawfully discipline Equity Missouri’s license under § 324.042, RSMo (Supp. 2013); and (3) deny, discipline, or refuse to renew or reinstate Equity Missouri’s license under § 339.205.7, RSMo (Supp. 2013).

5. No additional discipline shall be imposed by the MREC pursuant to the preceding paragraph of this Settlement Agreement without notice and opportunity for hearing before the MREC as a contested case in accordance with the provisions of Chapter 536, RSMo.

15. This Settlement Agreement does not bind the MREC or restrict the remedies available to it concerning any future violations by Equity Missouri of Chapter 339, RSMo, as amended, or the regulations promulgated thereunder, or of the terms and conditions of this Settlement Agreement.

16. This Settlement Agreement does not bind the MREC or restrict the remedies available to it concerning facts or conduct not specifically mentioned

in this Settlement Agreement that are either now known to the MREC or may be discovered.

17. If any alleged violation of this Settlement Agreement occurred during the disciplinary period, the parties agree that the MREC may choose to conduct a contested case hearing before it either during the disciplinary period, or as soon thereafter as such hearing can be held, to determine whether a violation occurred and, if so, may impose further disciplinary action. Equity Missouri agrees and stipulates that the MREC has continuing jurisdiction to hold a contested case hearing to determine if a violation of this Settlement Agreement has occurred.

18. Each party agrees to pay all their own fees and expenses incurred as a result of this case, its litigation, and/or its settlement.

19. The terms of this Settlement Agreement are contractual, legally enforceable, and binding, not merely recital. Except as otherwise contained herein, neither this Settlement Agreement nor any of its provisions may be changed, waived, discharged, or terminated, except by an instrument in writing signed by the party against whom the enforcement of the change, waiver, discharge, or termination is sought.

20. The parties to this Settlement Agreement understand that the MREC will maintain this Settlement Agreement as an open record of the MREC as required by Chapters 324, 339, and 610, RSMo, as amended.

21. Equity Missouri, together with its partners, shareholders, officers, directors, heirs, assigns, agents, employees, representatives and attorneys, does hereby waive, release, acquit and forever discharge the MREC, its respective members, employees, agents and attorneys including former members, employees, agents and attorneys, of, or from any liability, claim, actions, causes of action, fees, costs, expenses and compensation, including, but not limited to, any claim for attorney's fees and expenses, whether or not now known or contemplated, including, but not limited to, any claims pursuant to § 536.087, RSMo (as amended), or any claim arising under 42 U.S.C. § 1983, which now or in the future may be based upon, arise out of, or relate to any of the matters raised in this case or its litigation or from the negotiation or execution of this Settlement Agreement. The parties acknowledge that this paragraph is severable from the remaining portions of the Settlement Agreement in that it survives in perpetuity even in the event that any court or administrative tribunal deems this

agreement or any portion thereof void or unenforceable.

22. Equity Missouri understands that it may, either at the time the Settlement Agreement is signed by all parties, or within fifteen days thereafter, submit the agreement to the Administrative Hearing Commission for determination that the facts agreed to by the parties constitute grounds for disciplining Equity Missouri's license. If Equity Missouri desires the Administrative Hearing Commission to review this Settlement Agreement, Equity Missouri may submit its request to: Administrative Hearing Commission, Truman State Office Building, Room 640, 301 W. High Street, P.O. Box 1557, Jefferson City, Missouri 65102.

23. If Equity Missouri requests review, this Settlement Agreement shall become effective on the date the Administrative Hearing Commission issues its order finding that the Settlement Agreement sets forth cause for disciplining Equity Missouri's license. If the Administrative Hearing Commission issues an order stating that the Settlement Agreement does not set forth cause for discipline, then the MREC may proceed to seek discipline against Equity Missouri as allowed by law. If Equity Missouri does not request review by the

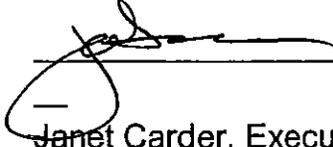
Administrative Hearing Commission, this Settlement Agreement goes into effect 15 days after the document is signed by the Executive Director of the MREC.

LICENSEE



Equity Missouri LLC 9/25/14
Date

MISSOURI REAL ESTATE
COMMISSION



Janet Carder, Executive Director
Date:
October 6, 2014

CHRIS KOSTER
Attorney General



NICHOLE BOCK
Assistant Attorney General
Missouri Bar No. 64222

Supreme Court Building
207 West High Street
P.O. Box 899
Jefferson City, MO 65102
Telephone: 5737514087
Telefax: 5737515660

Attorneys for the MREC

