

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION

MAINE REAL ESTATE COMMISSION

In Re:)
Denis C. J. Dancoes)
The Dancoes Co.) *CONSENT AGREEMENT*
PO Box 6166)
Falmouth, Maine)

INTRODUCTION

This Consent Agreement regarding the brokerage activity of Denis C. J. Dancoes is entered into pursuant to 32 M.R.S.A. § 13069(6)(B) (1988). The parties to this Consent Agreement are Denis C. J. Dancoes ("Dancoes") and Carol J. Leighton, Director of the Maine Real Estate Commission ("Director").

FACTS

On August 10, 2006 the Commission notified Dancoes in writing that a complaint had been received and asked for a written response, along with copies of various transaction documents, from him addressing the issues outlined in the complaint. Nothing was received from Dancoes.

On November 3, 2006 the Commission sent Dancoes a letter requesting that he provide a written response to the August 10, 2006 complaint, including copies of the transaction documents, and that his response be submitted by November 22, 2006. Nothing was received from Dancoes.

On November 29, 2006 Dancoes was sent another letter instructing him to submit his written response to the August 10, 2006 complaint, including copies of the transaction documents, by December 8, 2006. He was also notified that failure to respond could result in disciplinary action. Nothing was received from Dancoes.

AGREEMENT

Whereas, the parties wish to conclude this matter without a hearing before the Commission, they hereby agree to the following terms, subject to the approval of the Commission and the Department of the Attorney General.

1. Dancoes acknowledges all the facts set forth above as true to the best of his knowledge and belief.
2. Dancoes acknowledges that he failed to produce to the Director any requested documents in his possession or under his control concerning any matter under investigation by failing to submit a written response to a complaint received by the Commission, with copies of

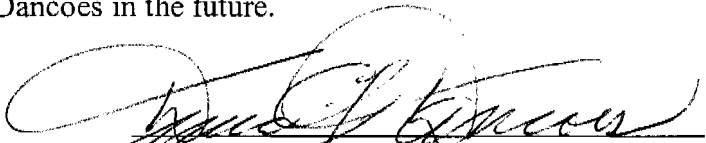
the transaction documents, as requested in the August 10, November 3, and November 29, 2006 letters, which constitutes a violation of 32 M.R.S.A. § 13067(1)(L).

3. Dancoes agrees to pay to the Commission a fine in the amount of 500.00 by April 30, 2006. Payment shall be in the form of a bank check or money order made payable to the Treasurer of the State of Maine.

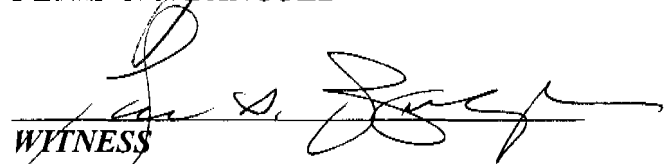
4. Dancoes agrees to submit a written response to the August 10, 2006 complaint, with copies of the transaction documents, by April 6, 2007.

5. The Director and the Commission agree that no further agency or legal action will be initiated against Dancoes by the Commission based upon the facts described herein, except that in the event that Dancoes does not fully comply with the terms of this Agreement, the Director or the Commission shall initiate whatever action is deemed necessary. However, the Director or the Commission may consider the misconduct described above as evidence of a pattern of conduct in the event that similar misconduct allegations are brought against Dancoes in the future. Additionally, the Director or the Commission may consider the fact that discipline was imposed by this Agreement as a factor in determining appropriate discipline should any further misconduct allegations be proven against Dancoes in the future.

Dated: 3/22/07


DENIS C. J. DANCOES

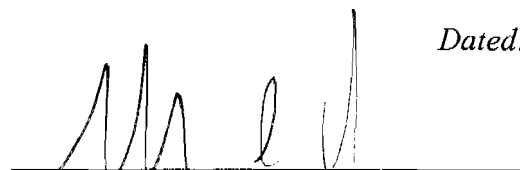
Dated: 3/22/07


WITNESS

Dated: 3/29/07


CAROL J. LEIGHTON
Director
Maine Real Estate Commission

APPROVED


ROBERT C. PERKINS
Assistant Attorney General
Commission Counsel for the
Office of the Attorney General

Dated: 3/29/07


DAVID C. KITCHEN
Chairman
Maine Real Estate Commission