

**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
MAINE REAL ESTATE COMMISSION**

In Re:

| | | |
|------------------------|---|---------------------------------|
| Nancy S. Dawson |) | |
| ERA Dawson-Bradford Co |) | <i>CONSENT AGREEMENT</i> |
| 417 Main Street |) | |
| Bangor, Maine |) | |

INTRODUCTION

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

FACTS

Dawson is an associate broker licensed with ERA Dawson-Bradford Co doing business at 417 Main Street in Bangor, Maine.

On June 11, 2007 the Commission received Dawson's associate broker license renewal application. As part of the renewal application, Dawson confirmed that she had complied with the continuing education requirement for renewal. Based on the information provided in the application, Dawson's associate broker renewal license was issued effective June 11, 2007 with an expiration date of June 5, 2009.

By letter dated July 6, 2007 Dawson was notified by the Commission that her name had been selected for an audit of the continuing education courses she had completed to qualify for renewal. On July 17, 2007 Dawson submitted copies of continuing education course certificates totaling 21 clock hours completed during her license renewal term. The 21 clock hours did not include the required core course "New Laws and Rules Core Course."

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. Dawson acknowledges all the facts set forth above as true to the best of her knowledge and belief.
2. Dawson acknowledges that her conduct in certifying that she met the continuing education requirements for renewal when she had not completed the required core course, constitutes a violation of 32 M.R.S.A. § 13067(1)(F) and Chapter 370 Section 10(A) of the Maine Real Estate Commission Rules.

3. Dawson agrees to pay to the Commission a fine in the amount of \$500.00 on or before October 1, 2007. Payment shall be in the form of a bank check or money order made payable to the Treasurer of the State of Maine.


4. Dawson agrees to submit a course certificate certifying completion of the required core course "New Laws and Rules Core Course" within 10 days of the approval date of this Agreement. Dawson agrees that the continuing education course hours completed to comply with the Agreement may only be used for the renewal of her license in June 2007.

5. The Director and the Commission agree that no further agency or legal action will be initiated against Dawson by the Commission based upon the facts described herein, except that in the event that Dawson 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 Dawson 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 Dawson in the future.

Dated: 8/20/07


NANCY S. DAWSON

Dated: 8.20.07

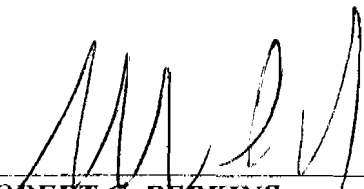

WITNESS

Dated: 8/21/07


CAROL J. LEIGHTON
Director, Maine Real Estate Commission

APPROVED

Dated: 9/20/07


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


DAVID C. KITCHEN
Chairman
Maine Real Estate Commission