

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

In Re:

Patrick K. Baldwin	)	
Leading Edge Referral Network	)	<b><i>CONSENT AGREEMENT</i></b>
50 Sewall Street, 2 <sup>nd</sup> Floor	)	
Portland, Maine	)	

**INTRODUCTION**

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

**FACTS**

Baldwin is an associate broker licensed with Leading Edge Referral Network doing business at 50 Sewall Street in Portland, Maine.

On January 8, 2008 the Commission received Baldwin’s associate broker license renewal application. As part of the renewal application, Baldwin confirmed that he had complied with the continuing education requirement for renewal. Based on the information provided in the application, Baldwin’s associate broker renewal license was issued effective January 19, 2008 with an expiration date of January 18, 2010.

By letter mailed on or about February 5, 2008 Baldwin was notified by the Commission that his name had been selected for an audit of the continuing education courses he had completed to qualify for renewal.

On February 19, 2008 Baldwin submitted copies of continuing education course certificates totaling 24 clock hours completed during his license renewal term. The 24 clock hours did not include the required core course “New Laws and Rules Core Course.”

On March 18, 2007 the Director received confirmation that Baldwin completed the required core course “New Laws and Rules Core Course” on March 13, 2008.

**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. Baldwin acknowledges all the facts set forth above as true to the best of his knowledge and belief.

2. Baldwin acknowledges that his conduct in certifying that he met the continuing education requirement for renewal when he had not completed the required core course constitutes a violation of 10 M.R.S.A. § 8003(5-A)(A)(4) and 32 M.R.S.A. § 13197(3) and Chapter 370 Section 10(A) of the Maine Real Estate Commission Rules.

3. Baldwin agrees to pay to the Commission a fine in the amount of \$500.00 on or before July 9, 2008. Payment shall be in the form of a bank check or money order made payable to the Treasurer of the State of Maine.

4. Baldwin agrees that the 3 clock hour core course "New Laws and Rules Core Course" completed on March 13, 2008 may only be used for the renewal of his license in January 2008.

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

Dated: 3.24.08

Patrick K Baldwin  
PATRICK K. BALDWIN

Dated: 3/24/08

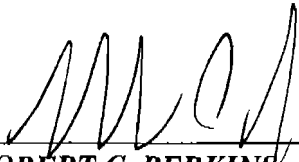
Judy A. Gilbert  
WITNESS

Dated: 3/26/08

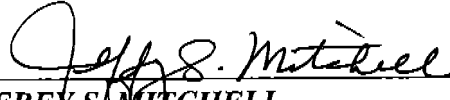
Carol J. Leighton  
CAROL J. LEIGHTON  
Director, Maine Real Estate Commission

APPROVED

Dated: 3/27/08



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



**JEFFREY S. MITCHELL**  
Chairman  
Maine Real Estate Commission